

IN RE: PETITIONS FOR SPECIAL EXCEPTION \* BEFORE THE  
 AND VARIANCE - NE/Corner York Rd.  
 and Bosley Ave., N of Warren Rd. \* ZONING COMMISSIONER  
 (10601 York Road)  
 8th Election District \* OF BALTIMORE COUNTY  
 3rd Councilmanic \* Case No. 95-56-XA  
 Baltimore County, Maryland and  
 Cockeysville Elem. Ltd. Part. - \*  
 Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as Petitions for Special Exception and Variance for that property known as 10601 York Road, located in the Cockeysville area of northern Baltimore County. The Petitions were filed by the owners of the property, Baltimore County, Maryland, a body politic, and the Contract Lessee, Cockeysville Elementary Limited Partnership, a private entity. The Petitioners seek a special exception, pursuant to Section 432.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the maximum residential density standards in the O-1 and D.R. 3.5 zones to an overall density of 9.1 units per acre for a proposed Elderly Housing Class A facility on the subject property. In the alternative, if necessary, relief is requested to allow the utilization of the overall density in the O-1 zone and the area of the existing community building and supporting parking to be utilized to support density and, if not, to permit an overall density of 9.5 units per acre. Also, requested, if necessary, is relief pursuant to Sections 1B01.1.C.6 and 1B01.1.B.1.g(10) to permit the community building (a Baltimore County Senior Center) and modifications thereto, to be in compliance to the extent possible with R.T.A. requirements. Within the Petition for Variance, the Petitioners seek relief from the B.C.Z.R. as follows: From Section 409.4 to permit vehicular travelways with direct access to off-street parking

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 By [Signature]

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and, pursuant to Section 409.12, to approve a modified parking plan; from Section 409.8.A.4 to permit a parking setback of 8 feet in lieu of the required 10 feet; from Section 1B01.2.C.1.e to permit a side building face to tract boundary setback of 19 feet in lieu of the required 30 feet for the proposed multi-family building; from Section 1B01.2.C.1.a, if necessary, to permit a side setback of 15 feet in lieu of the required 20 feet for a non-residential building (the Baltimore County Senior Center); and, from Sections 1B01.2.B.2 and 504.2 of the B.C.Z.R. and Sections II-26 and II-29 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a modification of standards and a variance to permit a building length of up to 320 feet. The subject property, proposed uses, and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing on behalf of the Petitions was Frank Welsh, Director of the Office of Community Development for Baltimore County. Also appearing was Dr. Philip H. Pushkin, the Director of the Office of Aging for Baltimore County. Also present was Leo J. D'Aleo, General Partner of the Cockeysville Elementary Limited Partnership. Steve Morlock, Gene D. Roberts, George Frizzell, and Glenn Cook also appeared. The Petitioners were represented by Robert A. Hoffman, Esquire. There were no interested parties or Protestants present.

The proffered testimony and evidence presented revealed that the subject site consists of a gross area of approximately 9.9 acres, of which roughly 4.1 acres are zoned D.R. 3.5 and 4.9 acres zoned O-1. The property is the former site of the Cockeysville Elementary School. It is located immediately adjacent to York Road at its intersection with Bosley Avenue in Cockeysville. Mr. Hoffman proffered that Baltimore County and the

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principals of the private partnership known as the Cockeysville Elementary Limited Partnership, have worked long and hard on a proposed plan for redevelopment of the subject property. The result of their labors is shown on the site plan identified herein as Petitioner's Exhibit 1. This plan shows that the property will be redeveloped to provide an elderly housing facility, a senior center, and a large recreation area. As to the housing facility, the existing two-story building on that portion of the site which fronts York Road, will be renovated to provide 38 units. Moreover, a proposed three-story building addition to the existing structure will be added to provide an additional 82 units. Altogether, 120 one-bedroom units for the elderly will be provided. Also proposed is a senior center/community building which will be attached by a common lobby to the elderly housing facility. Coupled with these improvements will be a required parking area, garden, and similar amenities.

As to the proposed improvements, the testimony of Dr. Pushkin was proffered that the senior citizens in the north and central areas of Baltimore County are in dire need of such facilities. The senior center, which will operate Monday through Friday from approximately 9:00 AM to 3:00 PM, will serve residents from the Lutherville/Timonium area to the Pennsylvania line. It will be operated in a similar fashion to the senior center presently existing on Rolling Road in Catonsville. The residential structure will provide needed units to house the County's growing senior population. Moreover, the residents of the senior housing facility will be able to utilize the services at the senior center (community building).

In conjunction with the uses geared toward senior citizens is the use of the balance of the site to support recreational programs for youths. An existing multi-purpose court will be retained as will existing tennis

courts. Moreover, on the northern portion of the site, adjacent to Matthews Avenue, several existing athletic facilities will remain. Both Dr. Pushkin and Mr. Welsh, through proffered testimony, noted the benefits of this inter-generational approach. That is, the proposed use of this site will not only benefit the senior citizens in northern Baltimore County, but also support and assist many of the youth recreation athletic leagues.

The special exception request was filed for approval of the senior citizen facilities and to determine the appropriate density thereof. In essence, the issue presented within this special exception is whether the housing facility may utilize the density on which the senior center (community building) is located. If such acreage can be utilized, the overall density would be calculated at 9.1 units per acre. If not, the overall density must be computed at 9.5 units per acre. Moreover, the Petition for Special Exception also requests an interpretation as to whether the senior center building must comply with RTA requirements.

In this respect, it is clear that the senior center (community building) will be operated by Baltimore County (Department of Aging) and will be located on property leased by Baltimore County. Based on these considerations, I must conclude that the community center is a governmental use, owned and operated by Baltimore County, and thus, exempt from the otherwise relevant provisions of the B.C.Z.R. On this issue, the Court of Appeals of this state has clearly ruled. In Glascok v. Baltimore County, 321 Md. 118, 581 A2d 822 (1990), the Court concluded that Baltimore County is exempt from its own zoning regulations. Moreover, the Court within its opinion cited as authority a prior decision in Board of Appeals v. Harker 316 Md. 683, 561 A2d 219 (1989). This Zoning Commissioner authored the Board of Appeals' decision in Harker and is familiar with that case.

Therein, the Court cited a long line of authority in reaching its conclusion that governmental functions carried out by a corporate politic (Baltimore County) are exempt from the provisions of the B.C.Z.R. For these reasons, it is clearly proper and appropriate that the overall density of the use in this case should be computed at 9.1 units per acre.

As to the special exception standards set forth in Section 502.1 of the B.C.Z.R., it is clear that the proposed uses will not be detrimental to the health, safety or general welfare of the surrounding locale. To the contrary, the proposed use of this property is imaginative and will serve a real need to both the County seniors and youth and adult recreation programs. Dr. Pushkin, Mr. Welsh, and Mr. D'Aleo are all to be commended for their imaginative blending of uses which will greatly enhance the quality of life and serve the needs of citizens of this County. Moreover, it is to be noted that the community building, as exempt from the B.C.Z.R. for the reasons set forth above, need not comply with RTA requirements.

As to the Petition for Variance, same will likewise be granted. Again, the variance related to the Baltimore County Senior Center need not be approved in that this structure is exempt from the B.C.Z.R. However, the other variances related to the housing facility, which will be operated by Mr. D'Aleo's private corporation, are required. It is obvious that the planners of this project have considered carefully the layout of the proposed buildings and uses therein. The plan reflects a practical approach to development on this site and utilization of existing structures. In my view, deviation from the plan as shown on Petitioner's Exhibit 1 would present a practical difficulty to the Petitioners. Moreover, it is clear that the variance relief sought will be consistent with the relevant provisions of the B.C.Z.R. and will not adversely impact the surrounding locale.

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Date

By

provisions of the B.C.Z.R. and will not adversely impact the surrounding locale.

Pursuant to the advertising and posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the special exception and variance relief sought should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of October, 1994 that the Petition for Special Exception seeking approval, pursuant to Section 432.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the maximum residential density standards in the O-1 and D.R. 3.5 zones to an overall density of 9.1 units per acre for a proposed Elderly Housing Class A facility on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petitioners shall be permitted to utilize the overall density in the O-1 zone and the area of the community building and supporting parking as support density for an overall density of 9.1 units per acre; and,

IT IS FURTHER ORDERED that, pursuant to Section 1B01.1.C.6 and 1B01.1.B.1.g(10), the community building (the Baltimore County Senior Center) and modifications thereto are exempt from the B.C.Z.R. and as such, need not comply with R.T.A. requirements; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows: From Section 409.4 to permit vehicular travelways with direct access to off-street parking and, pursuant to Section 409.12, to approve a modified parking plan; from Section 409.8.A.4 to permit a parking setback of 8 feet in lieu of the required 10 feet; from Section 1B01.2.C.1.e to permit a side building face to tract boundary

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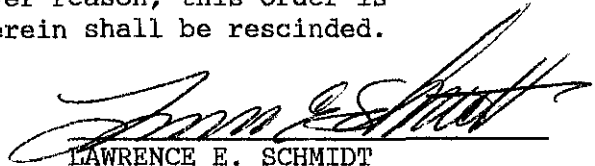
Date

By

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setback of 19 feet in lieu of the required 30 feet for the proposed multi-family building; from Section 1B01.2.C.1.a, if necessary, to permit a side setback of 15 feet in lieu of the required 20 feet for the non-residential building (the Baltimore County Senior Center); and, from Sections 1B01.2.B.2 and 504.2 of the B.C.Z.R. and Sections II-26 and II-29 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a modification of standards and a variance to permit a building length of up to 320 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

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Date 11/17/84  
By [Signature]

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BALTIMORE COUNTY

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 17, 1994

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE  
NE/Corner York Rd. and Bosley Ave., N of Warren Rd.  
(10601 York Road)  
8th Election District - 3rd Councilmanic  
Baltimore County, Maryland - Petitioner  
Case No. 95-56-XA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

Case File





59



# Petition for Special Exception

95-56-XA

## to the Zoning Commissioner of Baltimore County

for the property located at

10601 YORK ROAD  
COCKEYSVILLE, MARYLAND 21030

which is presently zoned 0-1 AND DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Cockeysville Elementary  
Limited Partnership

(Type or Print Name)

By:

Signature Leo D'Aleo

CES, LLC, General Partner

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

(Type or Print Name)

Signature Venabze, Baetjer and Howard

210 Allegheny Avenue 494-6200

Address

Phone No

Towson, Maryland 21204

State

Zipcode

Legal Owner(s)

Baltimore County, Maryland

(Type or Print Name)

By:

Signature Stanley J. Schapiro, Esquire COUNTY ATTNY

(Type or Print Name)

Signature

Old Court House, 2nd Floor 887-4420

Address

Phone No

400 Washington Avenue

Towson, Maryland 21204

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted

Robert A. Hoffman

Name

210 Allegheny Avenue

Towson, Maryland 21204 494-6200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

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Date

By

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95-56-XA

SPECIAL EXCEPTIONS - REQUESTS

1. PER SECTION 432.3 TO MODIFY THE MAXIMUM RESIDENTIAL DENSITY STANDARDS IN THE 0-1 AND D.R.3.5 AREAS (5.5 UNITS PER ACRE AND 3.5 UNITS PER ACRE) TO AN OVERALL DENSITY OF 9.1 UNITS PER ACRE AND, IF NECESSARY, TO ALLOW THE UTILIZATION OF THE OVERALL DENSITY IN THE 0-1 ZONE AND THE AREA OF THE COMMUNITY BUILDING AND SUPPORTING PARKING TO BE UTILIZED FOR SUPPORT DENSITY AND, IF NOT, TO PERMIT AN OVERALL DENSITY OF 9.5 UNITS PER ACRE.
2. IF NECESSARY PER SECTION 1B01.1.C.6 AND 1B01.1.B.1.g (10) TO ALLOW A COMMUNITY BUILDING (BALTIMORE COUNTY SENIOR CENTER) AND MODIFICATIONS FOR A COMMUNITY BUILDING (BALTIMORE COUNTY SENIOR CENTER) THAT COMPLIES WITH R.T.A. REQUIREMENTS TO THE EXTENT POSSIBLE AS SHOWN ON THE PROVIDED PLAN.

RECEIVED



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

10601 YORK ROAD  
COCKEYSVILLE, MARYLAND 21030

which is presently zoned 0-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Cockeysville Elementary  
Limited Partnership

(Type or Print Name)

By:

Signature Leo D. Aleo  
CES, LLC, General Partner

Address

City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman

(Type or Print Name)

Signature Venable, Baetjer & Howard  
210 Allegheny Avenue 494-6262

Address Phone No.  
Towson, Maryland 21204  
State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Baltimore County, Maryland

(Type or Print Name)

By:

Signature Stanley J. Schapiro, Esquire COUNTY ATTNY

(Type or Print Name)

Signature

Old Court House, 2nd Floor 887-4420

Address Phone No.

400 Washington Avenue

Towson, Maryland 21204

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted

Robert A. Hoffman

Name 210 Allegheny Avenue

Towson, Maryland 21204 494-6262

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

ORDER RECEIVED FOR FILING

Date

By

VARIANCES - REQUESTS

95-56-XA

1. FROM SECTION 409.4 TO PERMIT VEHICULAR TRAVEL WAYS WITH DIRECT ACCESS TO OFF-STREET PARKING AND PER SECTION 409.12 TO APPROVE A MODIFIED PARKING PLAN.
2. FROM SECTION 1B01.2.C.1.e TO PERMIT A 19 FOOT SIDE BUILDING FACE TO TRACT BOUNDARY SETBACK OF THE MULTI-FAMILY BUILDING IN LIEU OF THE ALLOWED 30 FOOT SETBACK.
3. PER SECTION 409.8.A.4 TO PERMIT AN 8 FOOT SETBACK FOR PARKING IN LIEU OF THE ALLOWED 10 FOOT SETBACK.
4. IF NECESSARY FROM SECTION 1B01.2.C.1.a TO PERMIT A 15 FOOT SIDE SETBACK AT THE NON-RESIDENTIAL BUILDING (THE BALTIMORE COUNTY SENIOR CENTER) IN LIEU OF THE ALLOWED 20 FOOT SETBACK.
5. PER SECTIONS 1B01.2.B.2 AND 504.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS AND SECTION II-26 AND II-29 OF THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES TO PERMIT A MODIFICATION OF STANDARDS AND VARIANCE TO ALLOW A BUILDING LENGTH OF UP TO 320 FEET.

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**PROPERTY TO BE DEVELOPED BY  
"COCKEYSVILLE ELEMENTARY SCHOOL, L.L.C."  
FOR THE CONSTRUCTION OF  
THE COCKEYSVILLE SENIOR COMPLEX**

**ZONING DESCRIPTION**

Beginning at a point on the northeast corner of the intersection of York Road, a state highway with a 66 feet right-of-way, and Bosley Avenue, a county road with a 30 feet right-of-way, in the eight election district of Baltimore County, and running the following six courses and distances:

- 1.) N 75° - 01' - 00" E, 652.10 feet along the northerly side of Bosley Avenue to the westerly side of Virginia Avenue as laid out on the Plat of Montfaucon, recorded in the land records of Baltimore County, Plat Book W.P.C. No.5, Folio 83;
- 2.) thence, N 14° - 55' - 00" W, 610.00 feet along said westerly side of Virginia Avenue to the southerly side of Matthews Avenue, a 30 feet wide right-of-way shown on the aforementioned Plat of Montfaucon;
- 3.) thence, S 75° - 01' - 00" W, 500.00 feet along the southerly side of Matthews Avenue, a 30 feet wide right-of-way as shown on the aforementioned Plat of Montfaucon;
- 4.) thence, S 14° - 59' - 00" E, 65.00 feet;
- 5.) thence, S 75° - 01' - 00" E, 150.92 feet to intersect the easterly side of York Road, a 66 feet wide state road right-of-way;
- 6.) thence, running on the easterly side of said York Road S 14° - 51' - 33" E, 545.00 feet to the place of beginning;

containing 8.90 acres, more or less, being the same plot of ground conveyed to Baltimore County and described by three separate parcels in the land records of Baltimore County, Liber 6408, Folio 549, with the inclusion of Ensor Avenue, a 30 feet wide right-of-way closed by order dated, 6/30/58, and recorded in Road Closing Book No. 1, Folio 122.

B:\COCKEYSVILLE LETTERS 94 LE0001

**MICROFILMED**



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-56-XA

District 8th

Date of Posting 9/7/94

Posted for: Special Excep Tion & Variance

Petitioner: Bell County & Cockeysville Farms Limited Partnership

Location of property: 10601 York Rd, NE Corner York & Busby

Location of Signs: Facing roadway on property being zoned

Remarks:

Posted by M. Stealy  
Signature

Date of return: 9/9/94

Number of Signs: 1

RECEIVED

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:  
95-56-XA (Item 59)  
10801 York Road  
NEC York Road and  
Bosley Avenue,  
N of Warren Road  
8th Election District  
3rd Councilmanic  
Legal Owner(s):  
Baltimore County, MD  
Contract Purchaser(s):  
Cockeysville Elementary  
Limited Partnership  
HEARING: WEDNESDAY,  
SEPTEMBER 28, 1994 at  
9:00 a.m. in Rm. 118, Old  
Courthouse

Special Exception to modify the maximum residential density standards in the O-1 and O-1A zones (0.5 units per acre and 0.8 units per acre) to an overall density of 0.1 units per acre; and, if necessary, to allow the utilization of the overall density in the O-1 zone and the area of the community building and supporting parking to be utilized for support density and, if not, to permit an overall density of 0.5 units per acre; and, if necessary, to allow a community building (Baltimore County senior center) and modifications for a community building (Baltimore County senior center) that complies with RTA requirements to the extent possible as shown on the provided plan. Variance: to permit vehicular travelways with direct access to off-street parking and to approve a modified parking plan; to permit a 19-foot side building face to tract boundary setback of the multi-family in lieu of the allowed 30-foot setback; to permit an 8-foot setback for parking in lieu of the allowed 10-foot setback; to permit, if necessary, a 15-foot side setback at the non-residential building (Baltimore County senior center) in lieu of the allowed 20-foot setback; and to permit a modification of standards and variances to allow a building length of up to 320 feet.

LAWRENCE E. SCHMIDT,  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

8/288 August 28.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/26, 19 94

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/25, 1994.

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-56-XA

Account: R-011-6150

Number

59

By JLL

Date 8/12/94.

020 VARIANCE  
050 SPECIAL EXCEPTION  
080 (6) SIGNS.

250.00  
300.00  
210.00  

---

\$760.00

MICROFILMED

01A01#0166MTC HRC

BA 0010:24AMCB-15-94

\$760.00

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 59

Petitioner: Cockeysville Elementary Limited Partnership

Location: 10601 York Rd 21030 Cockeysville, MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Ormord

ADDRESS: 210 Allegheny Ave

Towson, Md 21204

PHONE NUMBER: 494-6201

AJ:ggs

(Revised 04/09/93)

Item Number: 59  
Planner: JLL  
Date Filed: 8-12-94

P E T I T I O N   P R O C E S S I N G   F L A G

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

✓

The following information is missing:

\_\_\_\_\_ Descriptions, including accurate beginning point  
\_\_\_\_\_ Actual address of property  
\_\_\_\_\_ Zoning  
\_\_\_\_\_ Acreage  
\_\_\_\_\_ Plats (need 12, only \_\_\_\_\_ submitted)  
\_\_\_\_\_ 200 scale zoning map with property outlined  
\_\_\_\_\_ Election district  
\_\_\_\_\_ Councilmanic district  
\_\_\_\_\_ BCZR section information and/or wording  
\_\_\_\_\_ Hardship/practical difficulty information  
\_\_\_\_\_ Owner's signature (need minimum 1 original signature) and/or  
\_\_\_\_\_ printed name and/or address and/or telephone number  
\_\_\_\_\_ ~~Contract purchaser's signature (need minimum 1 original~~  
\_\_\_\_\_ ~~signature) and/or printed name and/or address~~  
\_\_\_\_\_ Signature (need minimum 1 original signature) and/or  
\_\_\_\_\_ printed name and/or title of person signing for legal  
\_\_\_\_\_ owner/contract purchaser  
\_\_\_\_\_ Power of attorney or authorization for person signing for  
\_\_\_\_\_ legal owner and/or contract purchaser  
\_\_\_\_\_ Attorney's signature (need minimum 1 original signature)  
\_\_\_\_\_ and/or printed name and/or address and/or telephone number  
\_\_\_\_\_ Notary Public's section is incomplete and/or incorrect  
\_\_\_\_\_ and/or commission has expired  
\_\_\_\_\_  
\_\_\_\_\_

TO: PUTUXENT PUBLISHING COMPANY  
August 25, 1994 Issue - Jeffersonian

Please forward billing to:

Baltimore County Central Services  
401 Bosley Avenue, Suite 412  
Towson, Maryland 21204  
Purchase Order: #0128814-C1  
887-2455

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### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-56-XA (Item 59)  
10601 York Road  
NEC York Road and Bosley Avenue, N of Warren Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Baltimore County, Maryland  
Contract Purchser(s): Cockeysville Elementary Limited Partnership  
HEARING: WEDNESDAY, SEPTEMBER 28, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Special Exception to modify the maximum residential density standars in the O-1 and D.R.-3.5 areas (5.5 units per acre and 3.5 units per acre) to an overall density of 9.1 units per acre and, if necessary, to allow the utilization of the overall density in the O-1 zone and the area of the community building and supporting parking to be utilized for support density and, if not, to permit an overall density of 9.5 units per acre; and, if necessary, to allow a community building (Baltimore County senior center) and modifications for a community building (Baltimore County senior center) that complies with RTA requirements to the extent possible as shown on the provided plan.

Variance to permit vehicular travelways with direct access to off-street parking and to approve a modified parking plan; to permit a 19-foot side building face to tract boundary setback of the multi-family in lieu of the allowed 30-foot setback; to permit a 8-foot setback for parking in lieu of the allowed 10-foot setback; to permit, if necessary, a 15-foot side setback at the non-residential building (Baltimore County senior center) in lieu of the allowed 20-foot setback; and to permit a modification of standards and variances to allow a building length of up to 320 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

1994 SEP 28 10:11 AM

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

AUG. 1 9 1994

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-56-XA (Item 59)

10601 York Road

NEC York Road and Bosley Avenue, N of Warren Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Baltimore County, Maryland

Contract Purchser(s): Cockeysville Elementary Limited Partnership

HEARING: WEDNESDAY, SEPTEMBER 28, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Special Exception to modify the maximum residential density standars in the O-1 and D.R.-3.5 areas (5.5 units per acre and 3.5 units per acre) to an overall density of 9.1 units per acre and, if necessary, to allow the utilization of the overall density in the O-1 zone and the area of the community building and supporting parking to be utilized for support density and, if not, to permit an overall density of 9.5 units per acre; and, if necessary, to allow a community building (Baltimore County senior center) and modifications for a community building (Baltimore County senior center) that complies with RTA requirements to the extent possible as shown on the provided plan.

Variance to permit vehicular travelways with direct access to off-street parking and to approve a modified parking plan; to permit a 19-foot side building face to tract boundary setback of the multi-family in lieu of the allowed 30-foot setback; to permit a 8-foot setback for parking in lieu of the allowed 10-foot setback; to permit, if necessary, a 15-foot side setback at the non-residential building (Baltimore County senior center) in lieu of the allowed 20-foot setback; and to permit a modification of standards and variances to allow a building length of up to 320 feet.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Stanley J. Schapiro, Esq.  
Robert A. Hoffman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

SEP. 07 1994

Robert A. Hoffman, Esq.  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Item No. 59, Case No. 95-56-XA  
Petitioner: Baltimore County/Cockeysville Elementary Ltd. Part.

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 12, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.  
Zoning Coordinator

WCR:ggs



Printed with Soybean Ink  
on Recycled Paper

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/18/94

95-56

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: BALTIMORE COUNTY MARYLAND

LOCATION: NEC YORK RD. AND BOSLEY AVE., N OF WARREN RD. (10301 YORK RD.)

Item No.: 59

Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED

AUG 19 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



95-56

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:   Arnold Jablon, Director           DATE:   August 29, 1994  
      Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
      Developers Engineering Section

RE:    Zoning Advisory Committee Meeting  
      for August 28, 1994  
      Item No. 59

The Developers Engineering Section has reviewed the subject zoning item. A schematic landscape plan must be submitted and approved as a condition of Development Plan approval.

RWB:sw

*Handwritten signature*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Gwen Stephens, ZADM

FROM: Jeffrey Long  
Office of Planning & Zoning

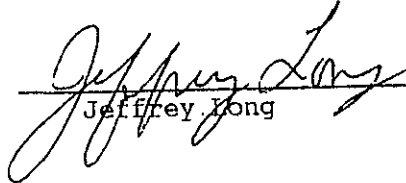
SUBJECT: Zoning Advisory Comments

DATE: August 26, 1994

Please be advised that additional time is required to review the following Petitions:

ITEM NOS. 41, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60,  
and 61.

Please contact me if you have any questions or require additional information.

  
Jeffrey Long

JL:bjs

RECEIVED

AUG 29 1994

ZADM

STEPHENS.JL/PZONE/ZAC1

RECEIVED



95-56XA  
7/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Lawrence E. Schmidt  
Zoning Commissioner

FROM: Frank W. Welsh, Director  
Dept. of Community Development

RE: Zoning Petition No. 59  
Cockeysville Elementary School

DATE: August 30, 1994



I am writing to you with comments regarding the Cockeysville Elementary School for which there is a Zoning Hearing on September 28, 1994. My department and the Departments of Aging and Recreation and Parks have been working with the developer of this project for nearly two years to create a one-of-a-kind facility in Baltimore County.

This project, which will include the renovation of the old Cockeysville Elementary School and a building an addition, will encompass 120 affordable housing units for senior citizens, a 12,000 sq. ft. public senior center, and a comfort/storage building for the recreation fields, which will remain intact.

Consequently, Baltimore County will be making a significant contribution to the project. Along with selling the property to the developer for \$1.00, my department will be making a loan of \$500,000 in Community Development Block Grant funds.

I would appreciate you keeping this information in mind at the Zoning Hearing. If need any further information on this project, feel free to contact.

  
Frank W. Welsh, Director

FWW:th

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: September 20, 1994

SUBJECT: 10601 York Road

HEARING DATE:  
09/28/94

INFORMATION:

Item Number:

59

CASE # 95.56

Petitioner:

Baltimore County, Maryland

Property Size:

Zoning:

O-1 and D.R. 3.5

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The 1989-2000 Baltimore County Master Plan addresses the need for housing for the elderly under the heading of Community Development on page 37. Acknowledging the need for a range of housing needs, the Plan indicates: "Baltimore County, recognizing the need of its residents for a broad range of housing choices in terms of price or annual cost, location, size, and neighborhood amenities, will develop partnerships to create and preserve quality affordable housing." The Plan also provides the following recommended action: "Permit planned retirement development and other elderly housing facilities subject to appropriate design standards to achieve compatibility with existing neighborhoods. Housing for the elderly should be located in areas that have sufficient support services and be dispersed to allow the elderly to remain in their communities."

The subject request is consistent with the goals of the Master Plan; therefore, staff recommends that the applicant's request be granted. Staff will, however,

SEP. 28 1994

MICROFILMED

continue to work prior to Development Plan approval with the developer's representatives to address concerns regarding the location of parking areas, retention of trees, and overall design related issues.

Prepared by:

Jeffrey M. Long

Division Chief:

Gary L. Kerns

PK/JL:lw

SEP. 28 1984

RECEIVED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

September 9, 1994

Robert A. Hoffman, Esq.  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 95-56-XA, Item No. 59  
Petitioner: Baltimore County/Cockeysville Elementary Ltd. Part.

Dear Mr. Hoffman::

Enclosed are copies of comments received from Office of Planning  
and Zoning on September 2, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at  
887-3391.

Sincerely,

Joyce Watson

Enclosure

RECEIVED



4389-94

9/17/94

to colr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: September 1, 1994

FROM: Jeffrey Long *JL*  
Office of Planning & Zoning

SUBJECT: Item No. 59

Please be advised that comments regarding the subject matter will not be submitted in a timely manner due to the fact that meetings need to be held to discuss design related considerations.

Thank you for your consideration of this matter.

JL/pab

LATE/PZONE/TXTLLF

RECEIVED  
SEP 2 1994

ZADM

*[Faint handwritten signature]*

Baltimore County Government  
Office of Zoning Administration  
and Development Management



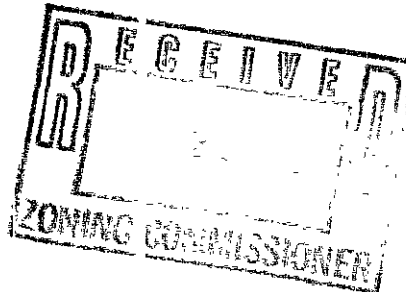
H.D. 9/29

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

September 26, 1994

Robert A. Hoffman, Esq.  
210 Allegheny Avenue  
Towson, Maryland 21204



Item 59

RE: Case No. 95-56-XA  
County/Cockeysville Elementary Ltd.

Petitioner: Baltimore

Dear Mr. Hoffman:

Enclosed are copies of comments received from SHA September 02 1994  
for the above-referenced case.

If there are any questions, please do not hesitate to call me at  
887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Joyce Watson".

Joyce Watson

Enclosure

MICROFILMED





**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

September 2, 1994

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
MD 45  
Warren Place  
Cockeysville Elementary  
Limited Partnership  
Special Exception and  
Variance request  
Item # +59 (JLL)  
Mile Post 2.55

Dear Ms. Winiarski:

This office has reviewed the plan for the referenced item and we offer the following:

A review of the State Highway Administration's (SHA) current and long range planning documents reveals the 80' future right-of-way indicated on the plan is consistent with the SHA's proposed five lane improvement project in this area.

Therefore, we request the county require the developer dedicate to the future right-of-way along the property frontage.

Also, a field inspection of the property, reveals the existing entrance onto MD 45 is in acceptable condition, therefore we have no objection to approval of the special exception to modify the maximum residential density standards in the O-1 and D.R.-3.5 acres (5.5 units per acre and 3.5 units per acre); to an overall density of 9.1 units per acre and, if necessary, to allow the utilization of the overall density in the O-1 zone and the area of the community building and supporting parking to be utilized for support density and, if not, to permit an overall density of 9.5 units per acre; and, if necessary, to allow a community building (Baltimore County Senior Center) and modifications for a community building that complies with RTA requirements to the extent possible as shown on the provided plan. Variance to permit vehicular travelways with direct access to off-street parking and to approve a modified parking plan; to permit a 19' side building.

RECEIVED  
SEP 12 1994

ZADM

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202


Ms. Julie Winiarski  
Page Two  
September 2, 1994

face to tract boundary setback of the multi-family building a in lieu of the allowed 30' setback; to permit a 8' setback for parking in lieu of the allowed 10' setback; to permit, if necessary, a 15' side setback at the non-residential building (Baltimore County Senior Center) in lieu of the allowed 20' setback; and to permit a modification of standards and variance to allow a building length of up to 320', subject to our right-of-way request.

If you have any questions, please contact Bob Small at 410-333-1350. Thank you for the opportunity to review this plan.

Very truly yours,



 David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/es



RE: PETITION FOR SPECIAL EXCEPTION *	BEFORE THE
PETITION FOR VARIANCE	
10601 York Road, NEC York Road and *	ZONING COMMISSIONER
Bosley Avenue, N of Warren Road, 8th	
Election Dist., 3rd Councilmanic *	OF BALTIMORE COUNTY
Baltimore County, Maryland *	CASE NO. 95-56-XA
Petitioner	
* * * * *	* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
 \_\_\_\_\_  
 PETER MAX ZIMMERMAN  
 People's Counsel for Baltimore County

*Carole S. Demilio*  
 \_\_\_\_\_  
 CAROLE S. DEMILIO  
 Deputy People's Counsel  
 Room 47, Courthouse  
 400 Washington Avenue  
 Towson, MD 21204  
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*  
 \_\_\_\_\_  
 PETER MAX ZIMMERMAN

*RECEIVED*

H.O.

# 59

Part of the Special Exception request regarding the Utilization of Density in the N zone relates to ~~whether~~ <sup>whether</sup> section 432.3 governs section 1B01.2.A.2. ~~for~~ for the Density accrual. Staff requested that this be asked as SPH. Rob H. thought SPX would cover it

J. H. Lewis  
8/12/94

7

GWEN

(59)

JOHN LEWIS HAS A  
NOTE ON OFFICE FOLDER —

2 SETS OF 3 SIGNS  
EACH

1 SET NE CORNER BOSLEY

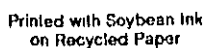
2ND SET SW CORNER VIRGINIA  
+ MATTHEWS

*Handwritten signature/initials*

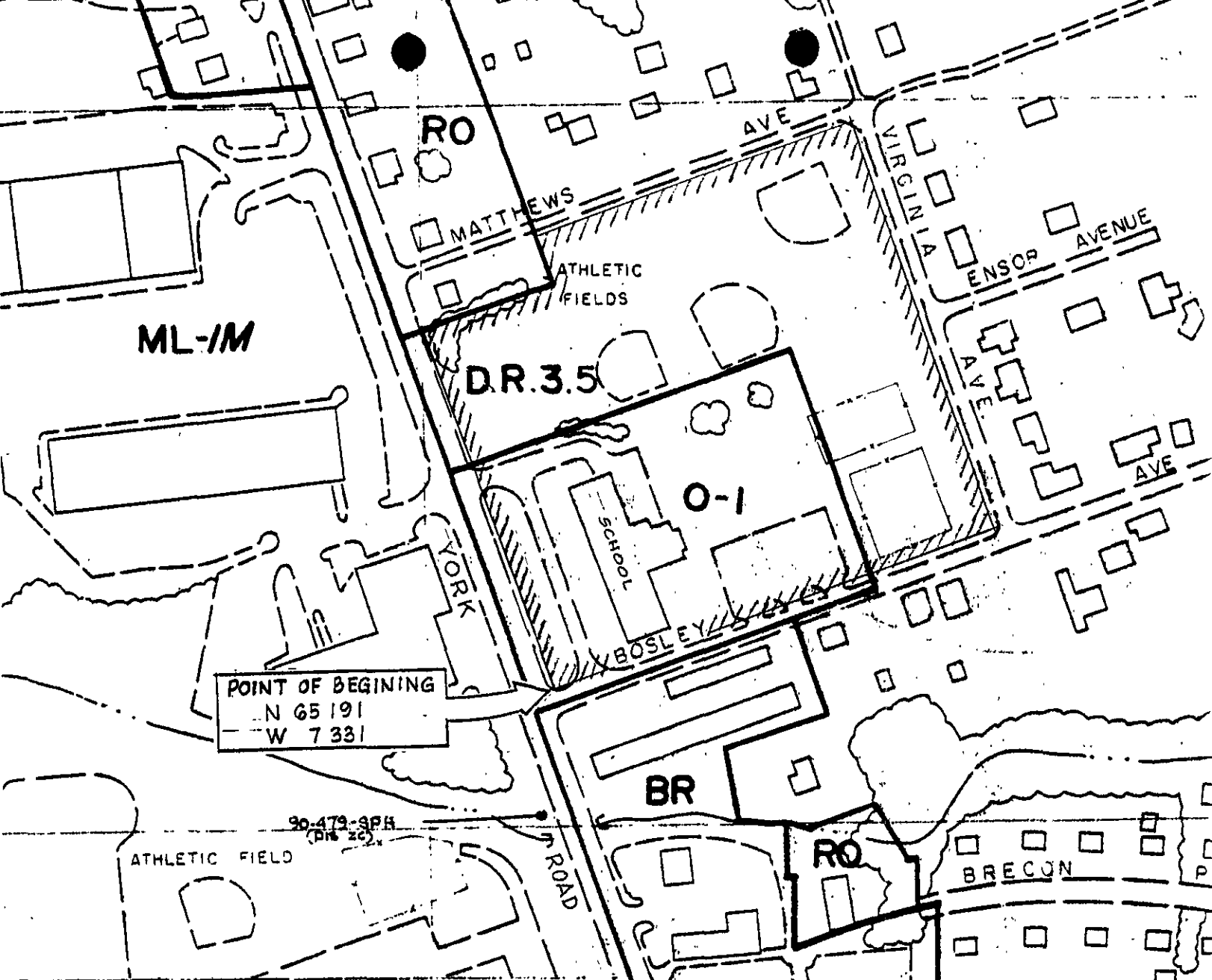
PETITIONER(S) SIGN-IN SHEET

### ADDRESS

210 Allegheny Ave 21204  
1400 FRONT Ave 21093  
1106 N-CHARLES ST.  
1 Investment Place  
301 Washington Ave. 21014  
8 E. Pennsylvania Ave. 21204  
611 CENTRAL AVE 21204  
40 W. Chesapeake Ave 21204



SECRET



**1992 COMPREHENSIVE ZONING MAP**  
**Adopted by the Baltimore County Council**  
**Oct. 15, 1992**

IN Nos. 120-02, 124-02, 125-02, 126-02, 127-02, 128-02, 129-02

*William A. Howard*  
 Chairman, County Council

**SCALE**  
 1" = 200' ±

**DATE OF PHOTOGRAPHY**  
 JANUARY 1986

**LOCATION**  
 #59  
 MICROFILMED  
 COCKEYSVILLE  
 95-56-XA

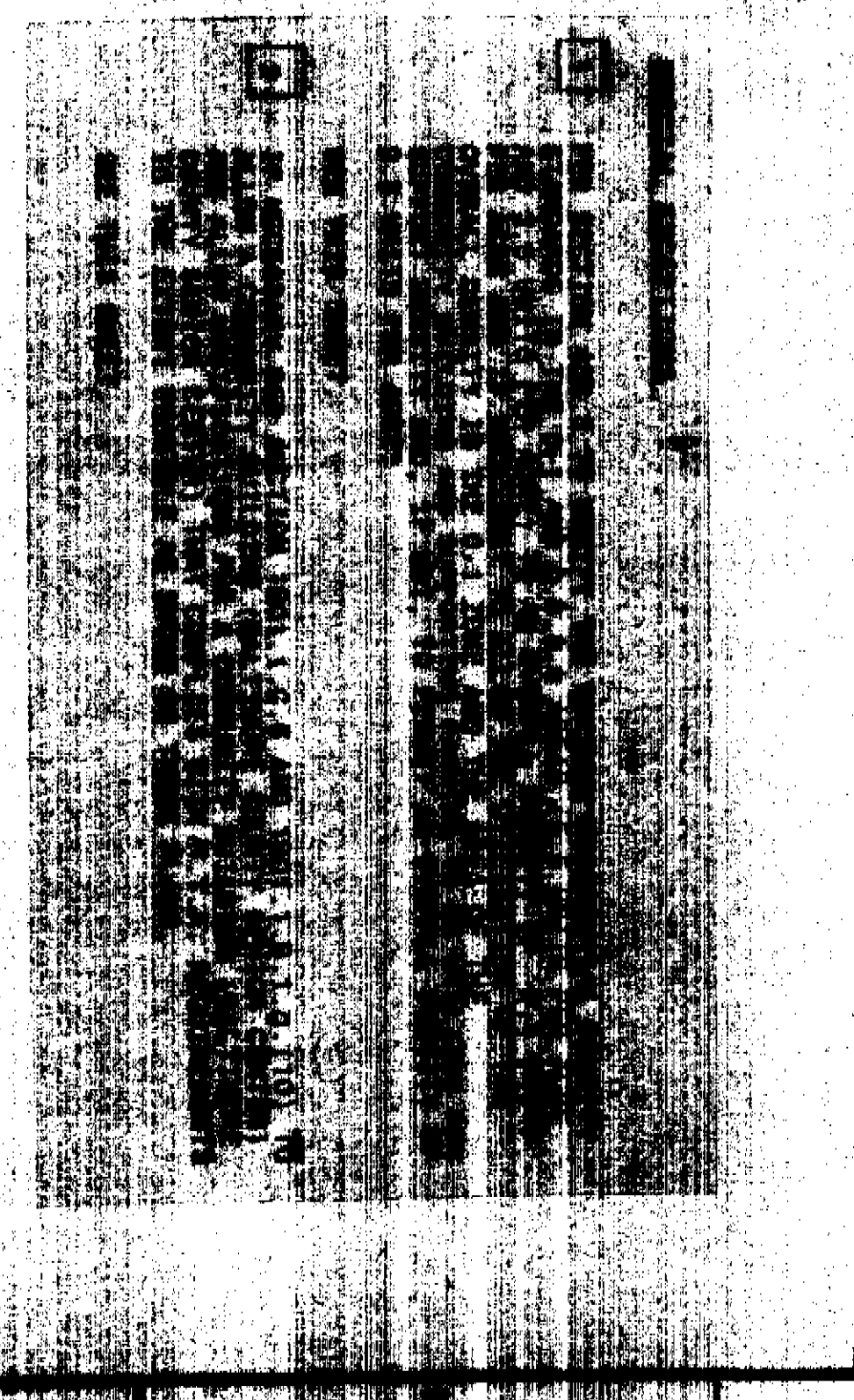
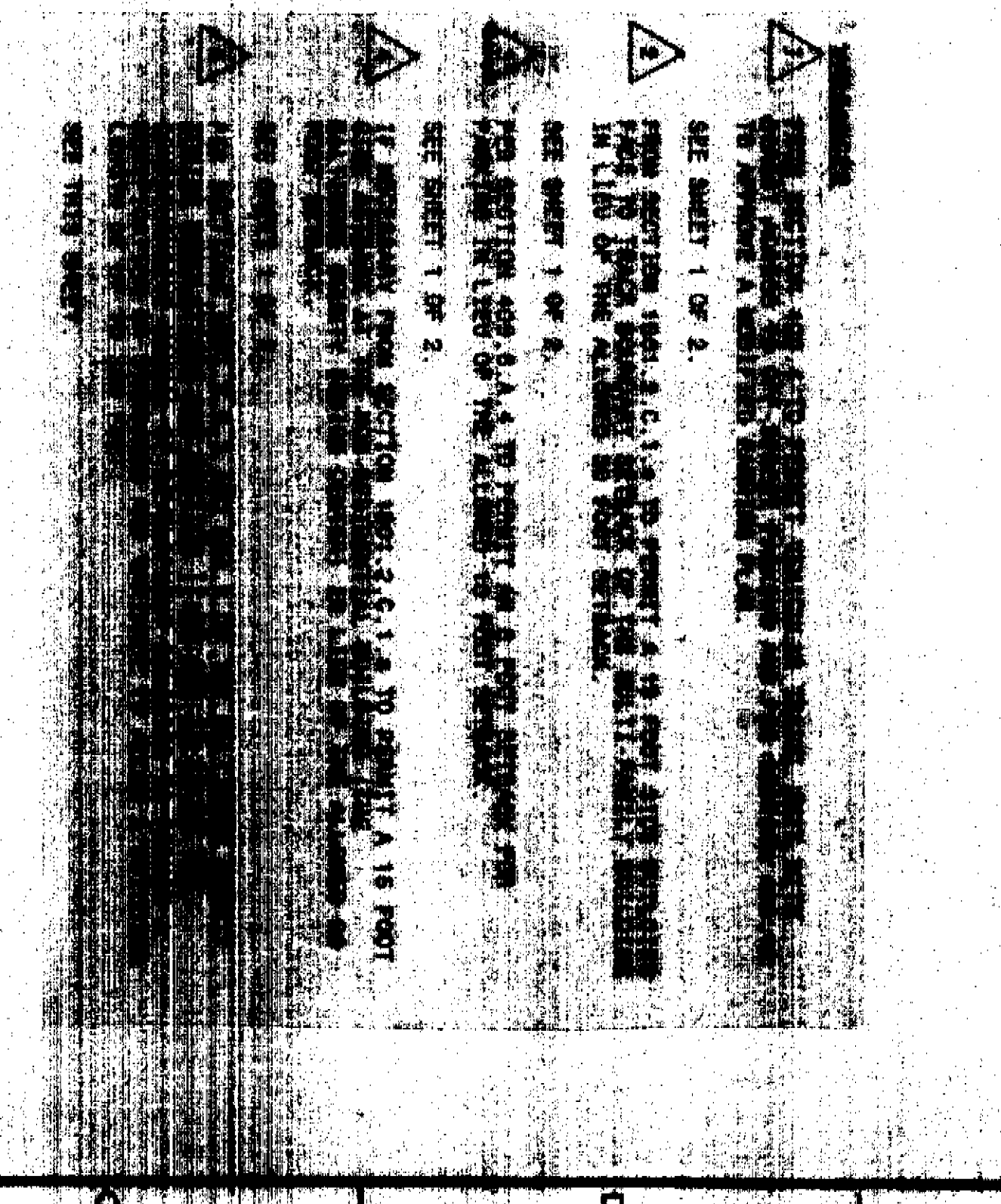
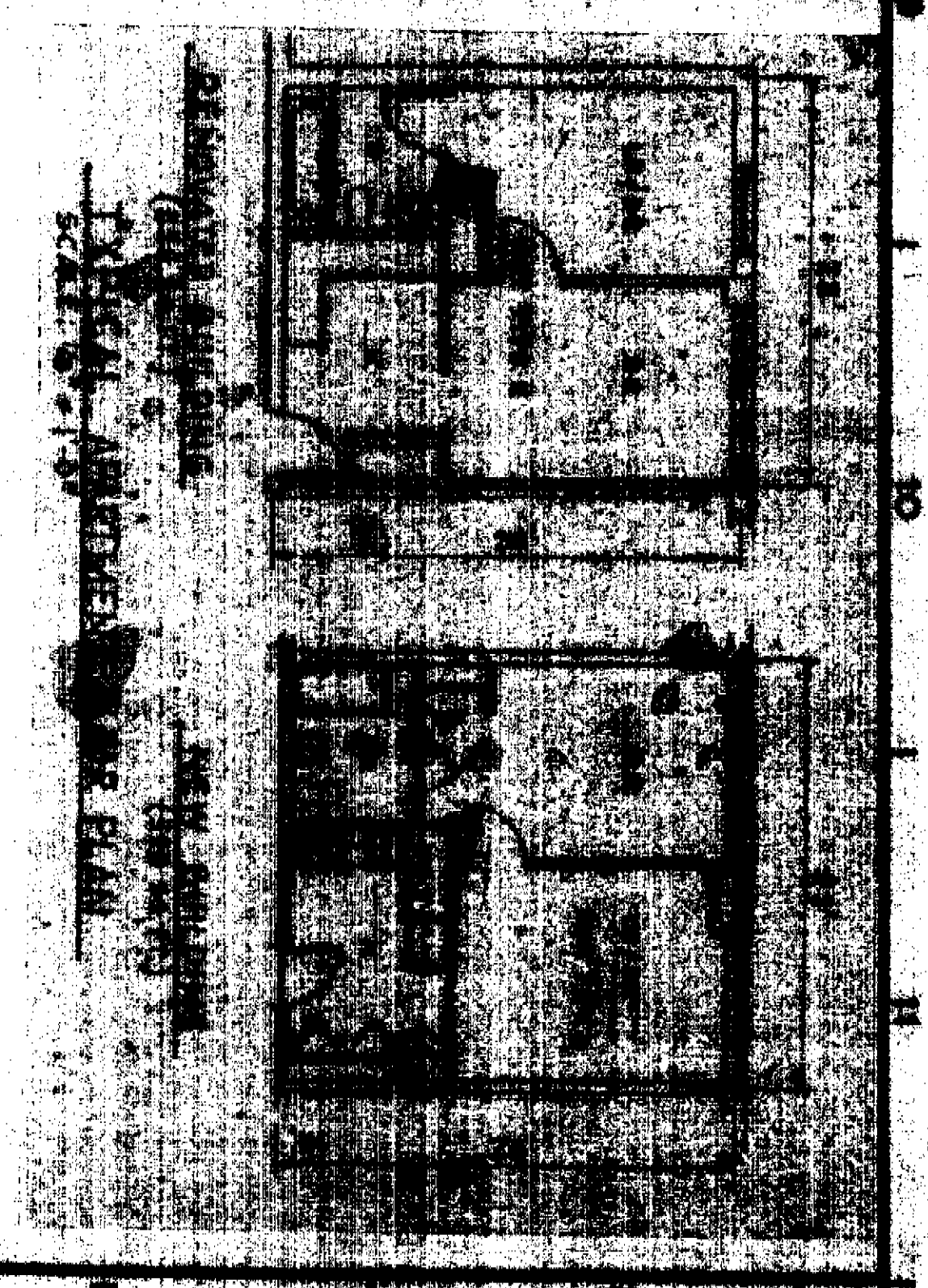
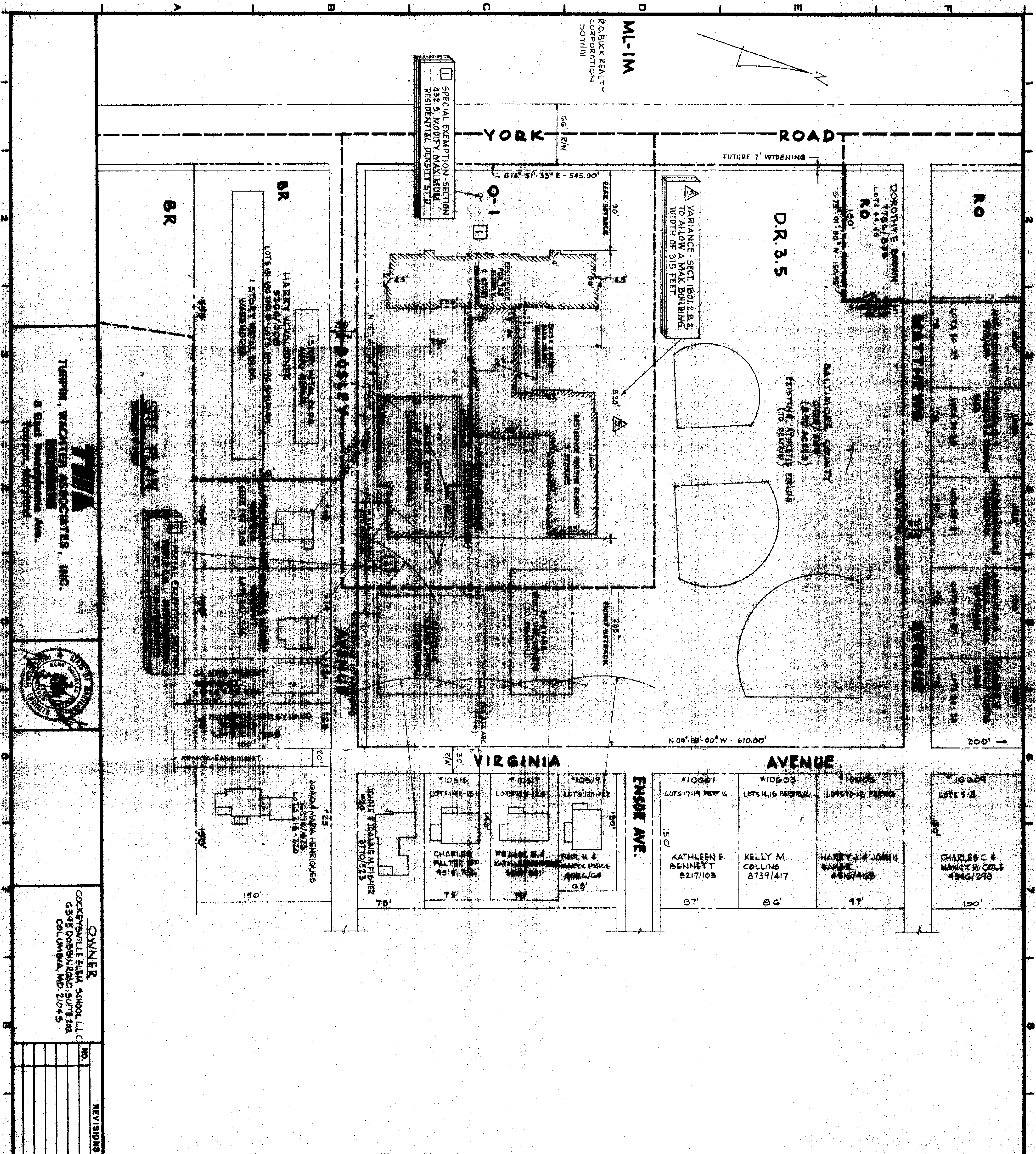
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 N.W.  
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**LOCATION**







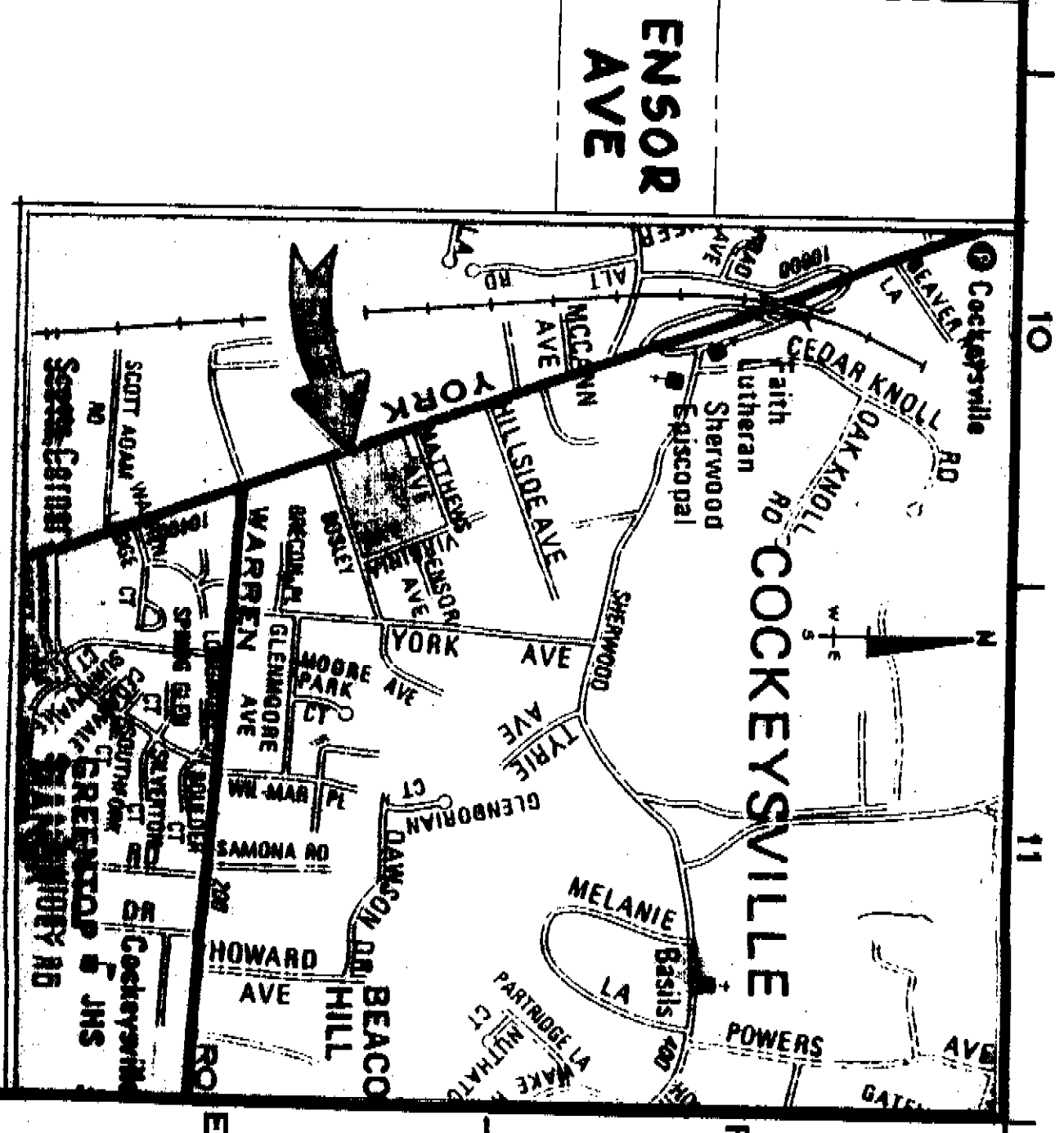


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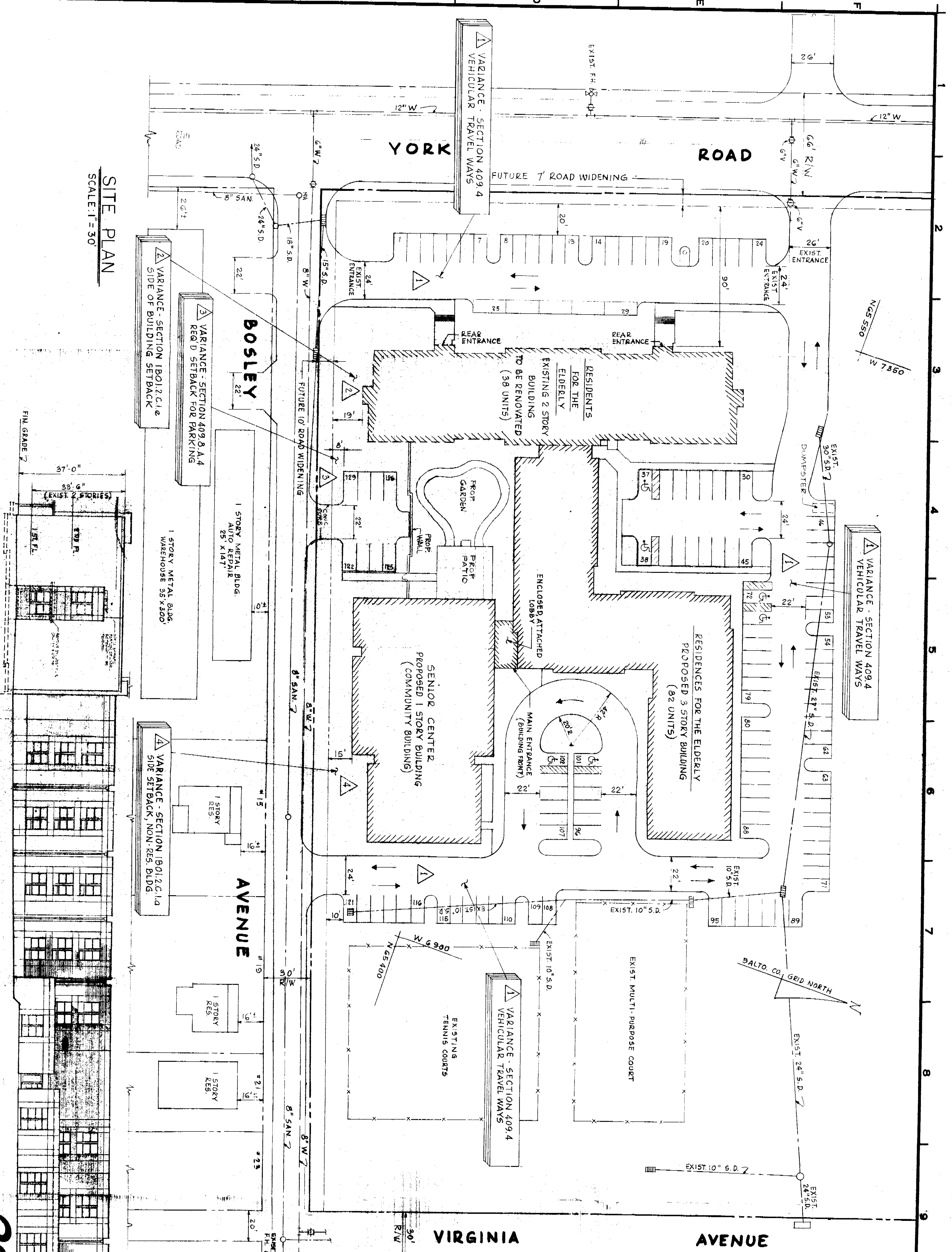






VICINITY MAP  
SCALE: 1" = 1,000'

- GENERAL NOTES:**
- 1.) PRESENT ZONING: PROPERTY IS PRESENTLY ZONED D-1 AND D.R. 3.5 8TH ELECTION DISTRICT 800 COLUMBIAN DISTRICT
  - 2.) GROSS SITE AREA = 431,241 SQ. FT. OR 9.80 AC. NET SITE AREA = 387,011 SQ. FT. OR 8.80 AC.
  - 3.) EXISTING ZONING = D.R. 3.5 (4.1 AC.) 3.5 X 4.1 = 14.35 3.5 X 4.9 = 17.05 OF 41 UNITS PERMITTED FOR ENTIRE SITE
  - 4.) PROPOSED USE: ELDERLY HOUSING CLASS A WITH ACCESSORY MEDICAL OFFICE AND ACCESSORY MEDICAL OFFICE AND SENIOR CENTER. RESIDENTS ONLY AND THERE WILL NOT BE ANY EXTENSION SIGNS PROVIDED.
  - 5.) PARKING REQUIREMENTS: 1500 / 1.1 = 1363 SPACES REQUIRED AND 1500 VARIATION PARKING, 50 X 1.15 = 567 SPACES REQUIRED
  - 6.) TOTAL SPACES PROVIDED = 1280
  - 7.) PARKING: ASPHALT. ALL PARKING SPACES WILL BE PERMANENTLY STRIPED AND MARKED.
  - 8.) PREVIOUS ZONING HEARING: 08 - 46 SHM. USED TO PERMIT MIX OF PUBLIC AND PRIVATE CENTER, RECREATION, OFFICE, AND RESIDENTIAL USES. OFFICES AND RESIDENTIAL USES WERE DEVELOPED BY THE COCKEYSVILLE SENIOR CENTER COMPLEX (GREEN PLACE).
  - 9.) PREVIOUS CNG AVALIERS: NONE FOR THIS PROPERTY
  - 10.) DENSITY CALCULATIONS: GROSS SITE AREA OF TRUCK = 8.80 AC. DENSITY PROPOSED: PROPOSED DENS. BEHIND UNITS X 0.75 = 50 DENSITY UNITS PER ACRE. PROPOSED DENS. 5.00 X 3.1 DENSITY UNITS PER ACRE. ALTERNATE PROPOSED DENSITY EXCLUDING COMMUNITY BUILDING AND 37 RELATED PARKING SPACES (8.42 ACRES) = 8018.38 = 9.3 DENSITY UNITS PER ACRE
  - 11.) ALL SIGNS WILL COMPLY WITH B.C.2.R., SECTION 413 AND ALL ZONING SIGN POLICIES
  - 12.) LIMITED VARIATION GRANTED BY THE OFFICE OF ZONING ADMINISTRATION UNDER DM NO. 0555041, 50', DATED, JAN 29, 1994.



SITE PLAN  
SCALE: 1" = 30'

ELEVATION - EXISTING BUILDING

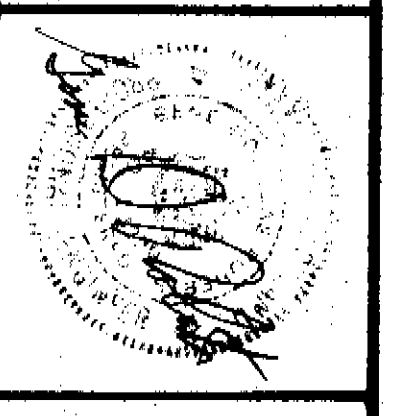
SOUTH ELEVATION - THREE STORIES - RESIDENTIAL

SOUTH ELEVATION - SENIOR CENTER

95-56-XA  
59

MICROFILME

**TTHA**  
TURPIN, WACHTER ASSOCIATES, INC.  
ENGINEERS  
8 East Pennsylvania Ave.  
Towson, Maryland



**OWNER**  
COCKEYSVILLE ELEM. SCHOOL L.L.C.  
6395 DOBBIN ROAD, SUITE 202  
COLUMBIA, MD. 21045

NO.	REVISIONS	DATE
1	PLAT TO ACCOMPANY SPECIAL EXEMPTION AND ZONING VARIANCE	
2	WARREN PLACE COCKEYSVILLE SENIOR CENTER COMPLEX	
3	10,601 YORK ROAD 21030	

DATE: AUGUST 9, 1994  
DRAWING NO. 1  
1 OF 2 SHEETS  
SCALE: AS SHOWN



IN RE: PETITIONS FOR SPECIAL EXCEPTION \* BEFORE THE  
AND VARIANCE - NE/Corner York Rd. \* ZONING COMMISSIONER  
and Rosley Ave., N of Warren Rd. \*  
(10601 York Road) \* OF BALTIMORE COUNTY  
8th Election District \*  
3rd Councilmanic \* Case No. 95-56-XA  
Baltimore County, Maryland and  
Cockeysville Elem. Ltd. Part. - \*  
Petitioners \* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner as Petitions for Special Exception and Variance for that property known as 10601 York Road, located in the Cockeysville area of northern Baltimore County. The Petitions were filed by the owners of the property, Baltimore County, Maryland, a body politic, and the Contract Lessee, Cockeysville Elementary Limited Partnership, a private entity. The Petitioners seek a special exception, pursuant to Section 432.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the maximum residential density standards in the O-1 and D.R. 3.5 zones to an overall density of 9.1 units per acre for a proposed Elderly Housing Class A facility on the subject property. In the alternative, if necessary, relief is requested to allow the utilization of the overall density in the O-1 zone and the area of the existing community building and supporting parking to be utilized to support density and, if not, to permit an overall density of 9.5 units per acre. Also, requested, if necessary, is relief pursuant to Sections 1B01.1.C.6 and 1B01.1.B.1.g(10) to permit the community building (a Baltimore County Senior Center) and modifications thereto, to be in compliance to the extent possible with R.T.A. requirements. Within the Petition for Variance, the Petitioners seek relief from the B.C.Z.R. as follows: From Section 409.4 to permit vehicular travelways with direct access to off-street parking

and, pursuant to Section 409.12, to approve a modified parking plan; from Section 409.8.A.4 to permit a parking setback of 8 feet in lieu of the required 10 feet; from Section 1B01.2.C.1.e to permit a side building face to tract boundary setback of 19 feet in lieu of the required 30 feet for the proposed multi-family building; from Section 1B01.2.C.1.a, if necessary, to permit a side setback of 15 feet in lieu of the required 20 feet for a non-residential building (the Baltimore County Senior Center); and, from Sections 1B01.2.B.2 and 504.2 of the B.C.Z.R. and Sections II-26 and II-29 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a modification of standards and a variance to permit a building length of up to 320 feet. The subject property, proposed uses, and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing on behalf of the Petitions was Frank Welsh, Director of the Office of Community Development for Baltimore County. Also appearing was Dr. Philip H. Pushkin, the Director of the Office of Aging for Baltimore County. Also present was Leo J. D'Aleo, General Partner of the Cockeysville Elementary Limited Partnership. Steve Morlock, Gene D. Roberts, George Frizzell, and Glenn Cook also appeared. The Petitioners were represented by Robert A. Hoffman, Esquire. There were no interested parties or Protestants present.

The proffered testimony and evidence presented revealed that the subject site consists of a gross area of approximately 9.9 acres, of which roughly 4.1 acres are zoned D.R. 3.5 and 4.9 acres zoned O-1. The property is the former site of the Cockeysville Elementary School. It is located immediately adjacent to York Road at its intersection with Bosley Avenue in Cockeysville. Mr. Hoffman proffered that Baltimore County and the

- 2 -

principals of the private partnership known as the Cockeysville Elementary Limited Partnership, have worked long and hard on a proposed plan for redevelopment of the subject property. The result of their labors is shown on the site plan identified herein as Petitioner's Exhibit 1. This plan shows that the property will be redeveloped to provide an elderly housing facility, a senior center, and a large recreation area. As to the housing facility, the existing two-story building on that portion of the site which fronts York Road, will be renovated to provide 38 units. Moreover, a proposed three-story building addition to the existing structure will be added to provide an additional 82 units. Altogether, 120 one-bedroom units for the elderly will be provided. Also proposed is a senior center/community building which will be attached by a common lobby to the elderly housing facility. Coupled with these improvements will be a required parking area, garden, and similar amenities.

As to the proposed improvements, the testimony of Dr. Pushkin was proffered that the senior citizens in the north and central areas of Baltimore County are in dire need of such facilities. The senior center, which will operate Monday through Friday from approximately 9:00 AM to 3:00 PM, will serve residents from the Lutherville/Timonium area to the Pennsylvania line. It will be operated in a similar fashion to the senior center presently existing on Rolling Road in Catonsville. The residential structure will provide needed units to house the County's growing senior population. Moreover, the residents of the senior housing facility will be able to utilize the services at the senior center (community building).

In conjunction with the uses geared toward senior citizens is the use of the balance of the site to support recreational programs for youths. An existing multi-purpose court will be retained as will existing tennis

- 3 -

courts. Moreover, on the northern portion of the site, adjacent to Matthews Avenue, several existing athletic facilities will remain. Both Dr. Pushkin and Mr. Welsh, through proffered testimony, noted the benefits of this inter-generational approach. That is, the proposed use of this site will not only benefit the senior citizens in northern Baltimore County, but also support and assist many of the youth recreation athletic leagues.

The special exception request was filed for approval of the senior citizen facilities and to determine the appropriate density thereof. In essence, the issue presented within this special exception is whether the housing facility may utilize the density on which the senior center (community building) is located. If such acreage can be utilized, the overall density would be calculated at 9.1 units per acre. If not, the overall density must be computed at 9.5 units per acre. Moreover, the Petition for Special Exception also requests an interpretation as to whether the senior center building must comply with RTA requirements.

In this respect, it is clear that the senior center (community building) will be operated by Baltimore County (Department of Aging) and will be located on property leased by Baltimore County. Based on these considerations, I must conclude that the community center is a governmental use, owned and operated by Baltimore County, and thus, exempt from the otherwise relevant provisions of the B.C.Z.R. On this issue, the Court of Appeals of this state has clearly ruled. In Glascok v. Baltimore County, 321 Md. 118, 581 A2d 822 (1990), the Court concluded that Baltimore County is exempt from its own zoning regulations. Moreover, the Court within its opinion cited as authority a prior decision in Board of Appeals v. Harker, 316 Md. 683, 561 A2d 219 (1989). This Zoning Commissioner authored the Board of Appeals' decision in Harker and is familiar with that case.

- 4 -

Therein, the Court cited a long line of authority in reaching its conclusion that governmental functions carried out by a corporate politic (Baltimore County) are exempt from the provisions of the B.C.Z.R. For these reasons, it is clearly proper and appropriate that the overall density of the use in this case should be computed at 9.1 units per acre.

As to the special exception standards set forth in Section 502.1 of the B.C.Z.R., it is clear that the proposed uses will not be detrimental to the health, safety or general welfare of the surrounding locale. To the contrary, the proposed use of this property is imaginative and will serve a real need to both the County seniors and youth and adult recreation programs. Dr. Pushkin, Mr. Welsh, and Mr. D'Aleo are all to be commended for their imaginative blending of uses which will greatly enhance the quality of life and serve the needs of citizens of this County. Moreover, it is to be noted that the community building, as exempt from the B.C.Z.R. for the reasons set forth above, need not comply with RTA requirements.

As to the Petition for Variance, same will likewise be granted. Again, the variance related to the Baltimore County Senior Center need not be approved in that this structure is exempt from the B.C.Z.R. However, the other variances related to the housing facility, which will be operated by Mr. D'Aleo's private corporation, are required. It is obvious that the planners of this project have considered carefully the layout of the proposed buildings and uses therein. The plan reflects a practical approach to development on this site and utilization of existing structures. In my view, deviation from the plan as shown on Petitioner's Exhibit 1 would present a practical difficulty to the Petitioners. Moreover, it is clear that the variance relief sought will be consistent with the relevant provisions of the B.C.Z.R. and will not adversely impact the surrounding locale.

provisions of the B.C.Z.R. and will not adversely impact the surrounding locale.

Pursuant to the advertising and posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the special exception and variance relief sought should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of October, 1994 that the Petition for Special Exception seeking approval, pursuant to Section 432.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the maximum residential density standards in the O-1 and D.R. 3.5 zones to an overall density of 9.1 units per acre for a proposed Elderly Housing Class A facility on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petitioners shall be permitted to utilize the overall density in the O-1 zone and the area of the community building and supporting parking as support density for an overall density of 9.1 units per acre; and,

IT IS FURTHER ORDERED that, pursuant to Section 1B01.1.C.6 and 1B01.1.B.1.g(10), the community building (the Baltimore County Senior Center) and modifications thereto are exempt from the B.C.Z.R. and as such, need not comply with R.T.A. requirements; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows: From Section 409.4 to permit vehicular travelways with direct access to off-street parking and, pursuant to Section 409.12, to approve a modified parking plan; from Section 409.8.A.4 to permit a parking setback of 8 feet in lieu of the required 10 feet; from Section 1B01.2.C.1.e to permit a side building face to tract boundary

setback of 19 feet in lieu of the required 30 feet for the proposed multi-family building; from Section 1B01.2.C.1.a, if necessary, to permit a side setback of 15 feet in lieu of the required 20 feet for the non-residential building (the Baltimore County Senior Center); and, from Sections 1B01.2.B.2 and 504.2 of the B.C.Z.R. and Sections II-26 and II-29 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a modification of standards and a variance to permit a building length of up to 320 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LES:bjjs

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

- 5 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

October 17, 1994

(410) 887-4386

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE  
NE/Corner York Rd. and Bosley Ave., N of Warren Rd.  
(10601 York Road)  
8th Election District - 3rd Councilmanic  
Baltimore County, Maryland - Petitioner  
Case No. 95-56-XA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjjs

cc: People's Counsel

Case File





# Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 10601 YORK ROAD  
COCKEYSVILLE, MARYLAND 21030  
which is presently zoned 0-1 AND DE 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

When do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Cockeysville Elementary  
Limited Partnership  
By: Stanley J. Schapiro  
Signature: Stanley J. Schapiro  
ES, LLC, General Partner  
(Type or Print Name)  
(Type or Print Name)  
(Type or Print Name)  
(Type or Print Name)

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Old Court House, 2nd Floor 887-4420  
400 Washington Avenue  
Towson, Maryland 21204

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Robert A. Hoffman  
210 Allegheny Avenue  
Towson, Maryland 21204 494-6200

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

ESTIMATED LENGTH OF HEARING: \_\_\_\_\_

the following date: \_\_\_\_\_

ALL OTHER DATE

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## SPECIAL EXCEPTIONS - REQUESTS

- PER SECTION 432.3 TO MODIFY THE MAXIMUM RESIDENTIAL DENSITY STANDARDS IN THE 0-1 AND D.R.3.5 AREAS (5.5 UNITS PER ACRE AND 3.5 UNITS PER ACRE) TO AN OVERALL DENSITY OF 9.1 UNITS PER ACRE AND, IF NECESSARY, TO ALLOW THE UTILIZATION OF THE OVERALL DENSITY IN THE 0-1 ZONE AND THE AREA OF THE COMMUNITY BUILDING AND SUPPORTING PARKING TO BE UTILIZED FOR SUPPORT DENSITY AND, IF NOT, TO PERMIT AN OVERALL DENSITY OF 9.5 UNITS PER ACRE.
- IF NECESSARY PER SECTION 1B01.1.C.6 AND 1B01.1.B.1.g (10) TO ALLOW A COMMUNITY BUILDING (BALTIMORE COUNTY SENIOR CENTER) AND MODIFICATIONS FOR A COMMUNITY BUILDING (BALTIMORE COUNTY SENIOR CENTER) THAT COMPLIES WITH R.T.A. REQUIREMENTS TO THE EXTENT POSSIBLE AS SHOWN ON THE PROVIDED PLAN.



# Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 10601 YORK ROAD  
COCKEYSVILLE, MARYLAND 21030  
which is presently zoned 0 1

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

When do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Cockeysville Elementary  
Limited Partnership  
By: Stanley J. Schapiro  
Signature: Stanley J. Schapiro  
ES, LLC, General Partner  
(Type or Print Name)  
(Type or Print Name)  
(Type or Print Name)  
(Type or Print Name)

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Old Court House, 2nd Floor 887-4420  
400 Washington Avenue  
Towson, Maryland 21204

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Robert A. Hoffman  
210 Allegheny Avenue  
Towson, Maryland 21204 494-6200

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

ESTIMATED LENGTH OF HEARING: \_\_\_\_\_

the following date: \_\_\_\_\_

ALL OTHER DATE

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## VARIANCES - REQUESTS

- FROM SECTION 409.4 TO PERMIT VEHICULAR TRAVEL WAYS WITH DIRECT ACCESS TO OFF-STREET PARKING AND PER SECTION 409.12 TO APPROVE A MODIFIED PARKING PLAN.
- FROM SECTION 1B01.2.C.1.e TO PERMIT A 19 FOOT SIDE BUILDING FACE TO TRACT BOUNDARY SETBACK OF THE MULTI-FAMILY BUILDING IN LIEU OF THE ALLOWED 30 FOOT SETBACK.
- PER SECTION 409.8.A.4 TO PERMIT AN 8 FOOT SETBACK FOR PARKING IN LIEU OF THE ALLOWED 10 FOOT SETBACK.
- IF NECESSARY FROM SECTION 1B01.2.C.1.a TO PERMIT A 15 FOOT SIDE SETBACK AT THE NON-RESIDENTIAL BUILDING (THE BALTIMORE COUNTY SENIOR CENTER) IN LIEU OF THE ALLOWED 20 FOOT SETBACK.
- PER SECTIONS 1B01.2.B.2 AND 504.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS AND SECTION II-26 AND II-29 OF THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES TO PERMIT A MODIFICATION OF STANDARDS AND VARIANCE TO ALLOW A BUILDING LENGTH OF UP TO 320 FEET.

## PROPERTY TO BE DEVELOPED BY "COCKEYSVILLE ELEMENTARY SCHOOL, L.L.C." FOR THE CONSTRUCTION OF THE COCKEYSVILLE SENIOR COMPLEX

### ZONING DESCRIPTION

Beginning at a point on the northeast corner of the intersection of York Road, a state highway with a 66 feet right-of-way, and Bosley Avenue, a county road with a 30 feet right-of-way, in the eighth election district of Baltimore County, and running the following six courses and distances:

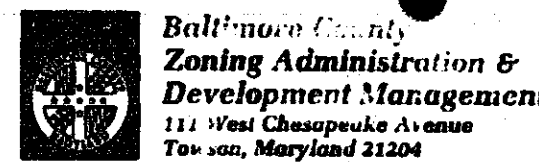
- N 75° - 01' - 00" E, 652.10 feet along the northerly side of Bosley Avenue to the westerly side of Virginia Avenue as laid out on the Plat of Montfaucon, recorded in the land records of Baltimore County, Plat Book W.P.C. No. 5, Folio 83;
- thence, N 14° - 55' - 00" W, 610.00 feet along said westerly side of Virginia Avenue to the southerly side of Matthews Avenue, a 30 feet wide right-of-way shown on the aforementioned Plat of Montfaucon;
- thence, S 75° - 01' - 00" W, 500.00 feet along the southerly side of Matthews Avenue, a 30 feet wide right-of-way as shown on the aforementioned Plat of Montfaucon;
- thence, S 14° - 59' - 00" E, 65.00 feet;
- thence, S 75° - 01' - 00" E, 150.92 feet to intersect the easterly side of York Road, a 66 feet wide state road right-of-way;
- thence, running on the easterly side of said York Road S 14° - 51' - 33" E, 545.00 feet to the place of beginning.

containing 8.90 acres, more or less, being the same plot of ground conveyed to Baltimore County and described by three separate parcels in the land records of Baltimore County, Liber 6408, Folio 549, with the inclusion of Ensor Avenue, a 30 feet wide right-of-way closed by order dated, 6/30/58, and recorded in Road Closing Book No. 1, Folio 122.



## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 9/2/94  
Posted for: Special Exception + Variance  
Petitioner: Baltimore County, Cockeysville Elementary School, L.L.C.  
Location of property: 10601 York Rd, NEAR York & Bosley  
Location of Sign: Posting on easement property being 70 x 60 ft  
Remarks: Matthews  
Posted by: Matthews Date of return: 9/9/94  
Number of Signs: 1



Date: 9/12/94

020 VARIANCE 250.00  
050 SPECIAL EXCEPTION 300.00  
080 (6) SIGNS 210.00  
\$760.00

01A01N0166M1CHRC \$760.00  
BA C0101244M08-15-94  
Please Make Checks Payable To: Baltimore County

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property located in the City of Baltimore, County of Baltimore, State of Maryland, at the County Office Building, Room 111, 111 W. Chesapeake Avenue, Baltimore, Maryland 21204, on the following date and time:

DATE: SEPTEMBER 15, 1994  
TIME: 8:00 a.m. to 1:00 p.m.  
LOCATION: Room 111, 111 W. Chesapeake Avenue, Baltimore, Maryland 21204

Special Exception to modify the maximum residential density standards in the 0-1 and D.R.3.5 areas (5.5 units per acre and 3.5 units per acre) to an overall density of 9.1 units per acre and, if necessary, to allow the utilization of the overall density in the 0-1 zone and the area of the community building and supporting parking to be utilized for support density and, if not, to permit an overall density of 9.5 units per acre.

and the use of the community building and supporting parking to be utilized for support density and, if not, to permit an overall density of 9.5 units per acre.

and the use of the community building and supporting parking to be utilized for support density and, if not, to permit an overall density of 9.5 units per acre.

and the use of the community building and supporting parking to be utilized for support density and, if not, to permit an overall density of 9.5 units per acre.

and the use of the community building and supporting parking to be utilized for support density and, if not, to permit an overall density of 9.5 units per acre.

and the use of the community building and supporting parking to be utilized for support density and, if not, to permit an overall density of 9.5 units per acre.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/26, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/25, 1994.

THE JEFFERSONIAN,

A. Henricks  
LEGAL AD. - TOWSON

111 West Chesapeake Avenue  
Towson, MD 21204



Baltimore County Government  
Office of Zoning Administration  
and Development Management

### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

#### PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be assessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

#### For newspaper advertising:

Item No.: 59  
Petitioner: Cockeysville Elementary Limited Partnership

Location: 10601 York Rd, NEAR York & Bosley, Cockeysville, MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Ormrod

ADDRESS: 210 Allegheny Ave

Towson, Md 21204

PHONE NUMBER: 494-6201

Atty: \_\_\_\_\_

(Revised 04/09/93)



Item Number: 59  
Planner: JLL  
Date Filed: 6-12-94

# PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or the Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

## Need an attorney

- ☒ The following information is missing:
- ☐ Descriptions, including accurate beginning point
  - ☐ Actual address of property
  - ☐ Zoning
  - ☐ Acreage
  - ☐ Plats (need 12, only \_\_\_ submitted)
  - ☐ 200 scale zoning map with property outlined
  - ☐ Election district
  - ☐ Councilmanic district
  - ☐ BCZR section information and/or wording
  - ☐ Hardship/practical difficulty information
  - ☐ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
  - ☒ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
  - ☐ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
  - ☐ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
  - ☐ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
  - ☐ Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)  
11/17/93

TO: FUTURE PUBLISHING COMPANY  
August 29, 1994 Issue - Jeffersonian

Please forward billing to:

Baltimore County Central Services  
401 Bosley Avenue, Suite 412  
Towson, Maryland 21204  
Purchase Order: #0128814-1  
887-2455

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-56-1A (Item 59)

10601 York Road  
NEC York Road and Bosley Avenue, E of Warren Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Baltimore County, Maryland

Contract Purchaser(s): Cockeysville Elementary Limited Partnership  
HEARING: WEDNESDAY, SEPTEMBER 28, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Special Exception to modify the maximum residential density standards in the O-1 and D.R.-3.5 areas (5.5 units per acre and 3.5 units per acre) to an overall density of 9.1 units per acre and, if necessary, to allow the utilization of the overall density in the O-1 zone and the area of the community building and supporting parking to be utilized for support density and, if not, to permit an overall density of 9.5 units per acre; and, if necessary, to allow a community building (Baltimore County senior center) and modifications for a community building (Baltimore County senior center) that complies with R7A requirements to the extent possible as shown on the provided plan.

Variance to permit vehicular travelways with direct access to off-street parking and to approve a modified parking plan; to permit a 19-foot side building face to tract boundary setback of the multi-family in lieu of the allowed 30-foot setback; to permit a 8-foot setback for parking in lieu of the allowed 10-foot setback; to permit, if necessary, a 15-foot side setback at the non-residential building (Baltimore County senior center) in lieu of the allowed 20-foot setback; and to permit a modification of standards and variances to allow a building length of up to 320 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

AUG. 19 1994

(410) 887-3353

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-56-1A (Item 59)

10601 York Road  
NEC York Road and Bosley Avenue, E of Warren Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Baltimore County, Maryland

Contract Purchaser(s): Cockeysville Elementary Limited Partnership  
HEARING: WEDNESDAY, SEPTEMBER 28, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Special Exception to modify the maximum residential density standards in the O-1 and D.R.-3.5 areas (5.5 units per acre and 3.5 units per acre) to an overall density of 9.1 units per acre and, if necessary, to allow the utilization of the overall density in the O-1 zone and the area of the community building and supporting parking to be utilized for support density and, if not, to permit an overall density of 9.5 units per acre; and, if necessary, to allow a community building (Baltimore County senior center) and modifications for a community building (Baltimore County senior center) that complies with R7A requirements to the extent possible as shown on the provided plan.

Variance to permit vehicular travelways with direct access to off-street parking and to approve a modified parking plan; to permit a 19-foot side building face to tract boundary setback of the multi-family in lieu of the allowed 30-foot setback; to permit a 8-foot setback for parking in lieu of the allowed 10-foot setback; to permit, if necessary, a 15-foot side setback at the non-residential building (Baltimore County senior center) in lieu of the allowed 20-foot setback; and to permit a modification of standards and variances to allow a building length of up to 320 feet.

*Carl Jablon*  
Arnold Jablon  
Director

cc: Stanley J. Schapiro, Esq.  
Robert A. Hoffman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

SEP. 07 1994

Robert A. Hoffman, Esq.  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Item No. 59, Case No. 95-56-1A

Petitioner: Baltimore County/Cockeysville Elementary Ltd. Part.

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioners, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 12, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Coordinator

MCR:ggg

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on Recycled Paper

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/18/94

95-56

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: BALTIMORE COUNTY MARYLAND

LOCATION: NEC YORK RD. AND BOSLEY AVE. N OF WARREN RD. (10601 YORK RD.)

Item No.: 59 Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

**RECEIVED**  
AUG 19 1994

**ZADM**

REVIEWER: LT. ROBERT F. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, HS-1102F

cc: File

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## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Gwen Stephens, ZADM

DATE: August 26, 1994

FROM: Jeffrey Long  
Office of Planning & Zoning

SUBJECT: Zoning Advisory Comments

Please be advised that additional time is required to review the following Petitions:

ITEM NOS. 41, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, and 61.

Please contact me if you have any questions or require additional information.

JL:bjs

**RECEIVED**  
AUG 29 1994

**ZADM**

STEPHENS, J./PZONE/ZAC1

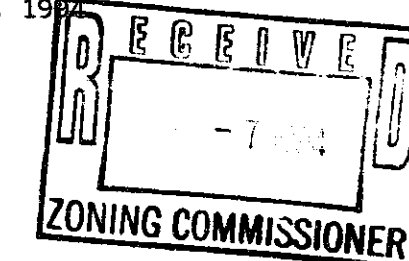
## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Lawrence E. Schmidt  
Zoning Commissioner

DATE: August 30, 1994

FROM: Frank W. Welsh, Director  
Dept. of Community Development

RE: Zoning Petition No. 59  
Cockeysville Elementary School



I am writing to you with comments regarding the Cockeysville Elementary School for which there is a Zoning Hearing on September 28, 1994. My department and the Departments of Aging and Recreation and Parks have been working with the developer of this project for nearly two years to create a one-of-a-kind facility in Baltimore County.

This project, which will include the renovation of the old Cockeysville Elementary School and a building an addition, will encompass 120 affordable housing units for senior citizens, a 12,000 sq. ft. public senior center, and a comfort/storage building for the recreation fields, which will remain intact.

Consequently, Baltimore County will be making a significant contribution to the project. Along with selling the property to the developer for \$1.00, my department will be making a loan of \$500,000 in Community Development Block Grant funds.

I would appreciate you keeping this information in mind at the Zoning Hearing. If need any further information on this project, feel free to contact.

*Frank W. Welsh*  
Frank W. Welsh, Director

FWW:th



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: September 20, 1994

SUBJECT: 10601 York Road

INFORMATION:

Item Number: 59

Petitioner: Baltimore County, Maryland

Property Size:

Zoning: O-1 and D.R. 3.5

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The 1989-2000 Baltimore County Master Plan addresses the need for housing for the elderly under the heading of Community Development on page 37. Acknowledging the need for a range of housing needs, the Plan indicates: "Baltimore County, recognizing the need of its residents for a broad range of housing choices in terms of price or annual cost, location, size, and neighborhood amenities, will develop partnerships to create and preserve quality affordable housing." The Plan also provides the following recommended action: "Permit planned retirement development and other elderly housing facilities subject to appropriate design standards to achieve compatibility with existing neighborhoods. Housing for the elderly should be located in areas that have sufficient support services and be dispersed to allow the elderly to remain in their communities."

The subject request is consistent with the goals of the Master Plan; therefore, staff recommends that the applicant's request be granted. Staff will, however,

ZAC, 59/PZONE/ZAC1

Pg. 1

continue to work prior to Development Plan approval with the developer's representatives to address concerns regarding the location of parking areas, retention of trees, and overall design related issues.

Prepared by:

Division Chief:

PK/JL:lw

ZAC, 59/PZONE/ZAC1

Pg. 2

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

September 9, 1994

Robert A. Hoffman, Esq.  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 95-56-XA, Item No. 59  
Petitioner: Baltimore County/Cockeysville Elementary Ltd. Part.

Dear Mr. Hoffman:

Enclosed are copies of comments received from Office of Planning and Zoning on September 2, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Joyce Watson

Enclosure

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: September 1, 1994

FROM: Jeffrey Long  
Office of Planning & Zoning

SUBJECT: Item No. 59

Please be advised that comments regarding the subject matter will not be submitted in a timely manner due to the fact that meetings need to be held to discuss design related considerations.

Thank you for your consideration of this matter.

JL/pab

LATE/PZONE/TEXTILE

RECEIVED  
SEP 2 1994  
ZADM

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

September 26, 1994

Robert A. Hoffman, Esq.  
210 Allegheny Avenue  
Towson, Maryland 21204

Item 59

RE: Case No. 95-56-XA  
County/Cockeysville Elementary Ltd.

Petitioner: Baltimore

Dear Mr. Hoffman:

Enclosed are copies of comments received from SHA September 02 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Joyce Watson  
Joyce Watson

Enclosure



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

September 2, 1994

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
MD 45  
Warren Place  
Cockeysville Elementary  
Limited Partnership  
Special Exception and  
Variance request  
Item # +59 (JLL)  
Mile Post 2.55

Dear Ms. Winiarski:

This office has reviewed the plan for the referenced item and we offer the following:

A review of the State Highway Administration's (SHA) current and long range planning documents reveals the 80' future right-of-way indicated on the plan is consistent with the SHA's proposed five lane improvement project in this area.

Therefore, we request the county require the developer dedicate to the future right-of-way along the property frontage.

Also, a field inspection of the property, reveals the existing entrance onto MD 45 is in acceptable condition, therefore we have no objection to approval of the special exception to modify the maximum residential density standards in the O-1 and D.R.-3.5 acres (5.5 units per acre and 3.5 units per acre); to an overall density of 9.1 units per acre and, if necessary, to allow the utilization of the overall density in the O-1 zone and the area of the community building and supporting parking to be utilized for support density and, if not, to permit an overall density of 9.5 units per acre; and, if necessary, to allow a community building (Baltimore County Senior Center) and modifications for a community building that complies with RTA requirements to the extent possible as shown on the provided plan. Variance to permit vehicular travelways with direct access to off-street parking and to approve a modified parking plan; to permit a side building

RECEIVED  
SEP 12 1994  
ZADM

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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Ms. Julie Winiarski  
Page Two  
September 2, 1994

face to tract boundary setback of the multi-family building a in lieu of the allowed 30' setback; to permit a 8' setback for parking in lieu of the allowed 10' setback; to permit, if necessary, a 15' side setback at the non-residential building (Baltimore County Senior Center) in lieu of the allowed 20' setback; and to permit a modification of standards and variance to allow a building length of up to 320', subject to our right-of-way request.

If you have any questions, please contact Bob Small at 410-333-1350. Thank you for the opportunity to review this plan.

Very truly yours,

David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/es

RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
PETITION FOR VARIANCE \* ZONING COMMISSIONER  
10601 York Road, NEC York Road and \*  
Bosley Avenue, N of Warren Road, 8th \*  
Election Dist., 3rd Councilmanic \* OF BALTIMORE COUNTY  
Baltimore County, Maryland \* CASE NO. 95-56-XA  
Petitioner \*  
\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County  
Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



H.O.

# 59

The Overall  
Part of the Special Exception request  
regarding the Utilization of Density in the  
Al zone relates to ~~section~~ section 432.3  
governs section 1B01.2 A. 2. ~~for~~ for  
the Density concern. Staff requested  
that this be asked as SPH. Bob H.  
thought SPX would cover it.

*DeLemus*  
8/12/94

**GWEN**

(59

JOHN LEWIS HAS A  
NOTE ON OFFICE FOLDER —

2 SETS OF 3 SIGNS  
EACH

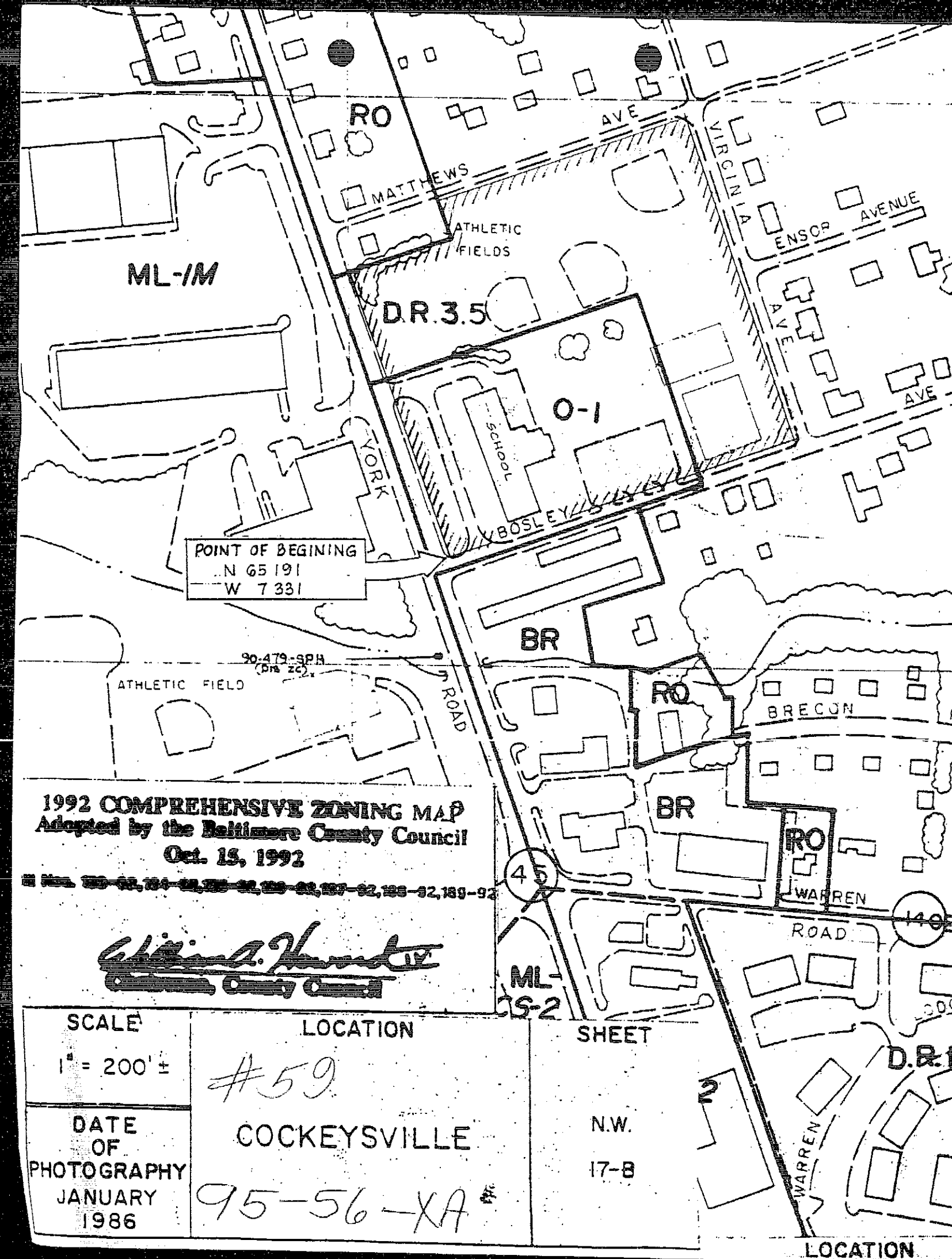
1 SET NE CORNER BOSLEY

2ND SET SW CORNER VIRGINIA  
+ MATTHEWS

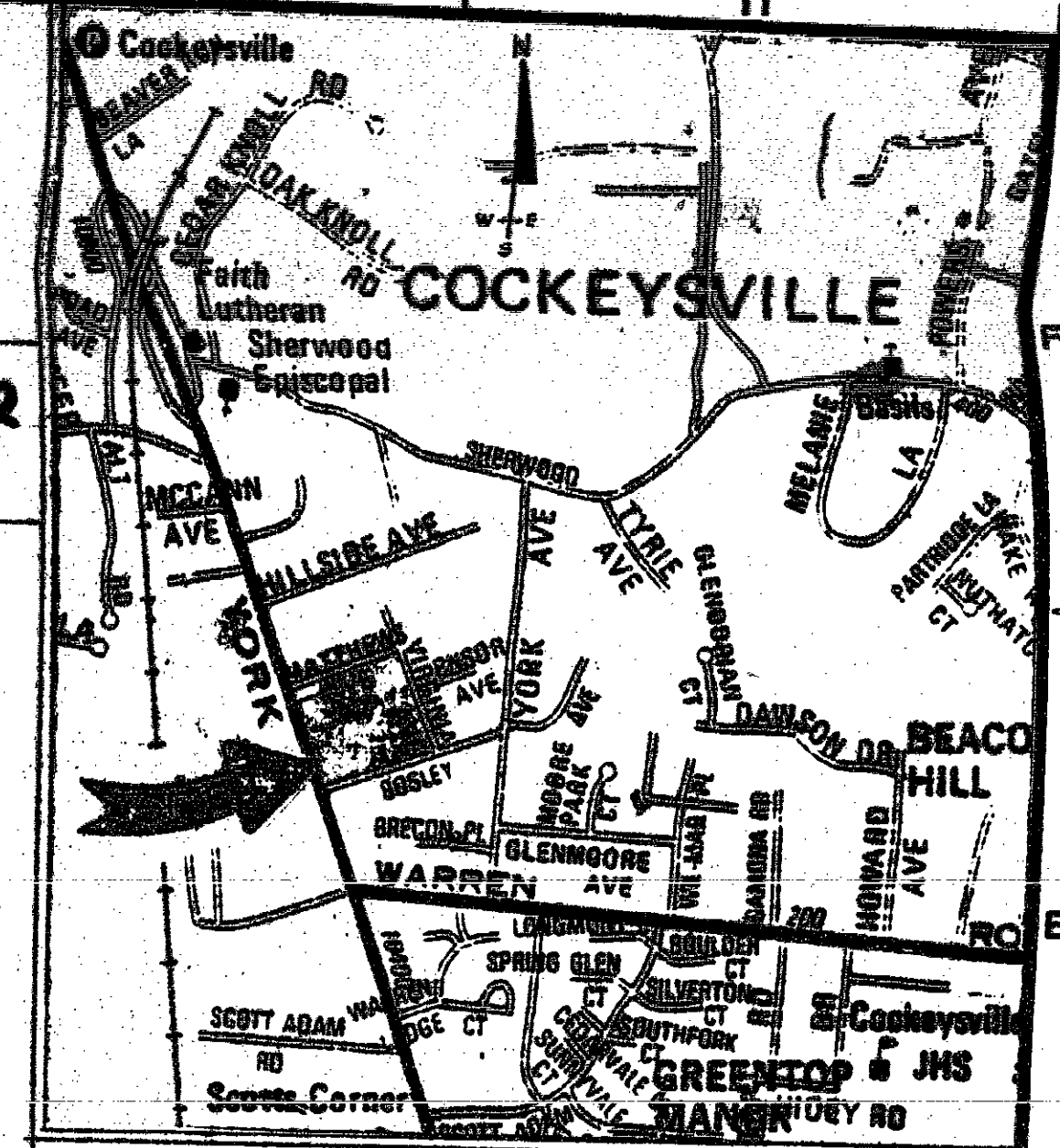
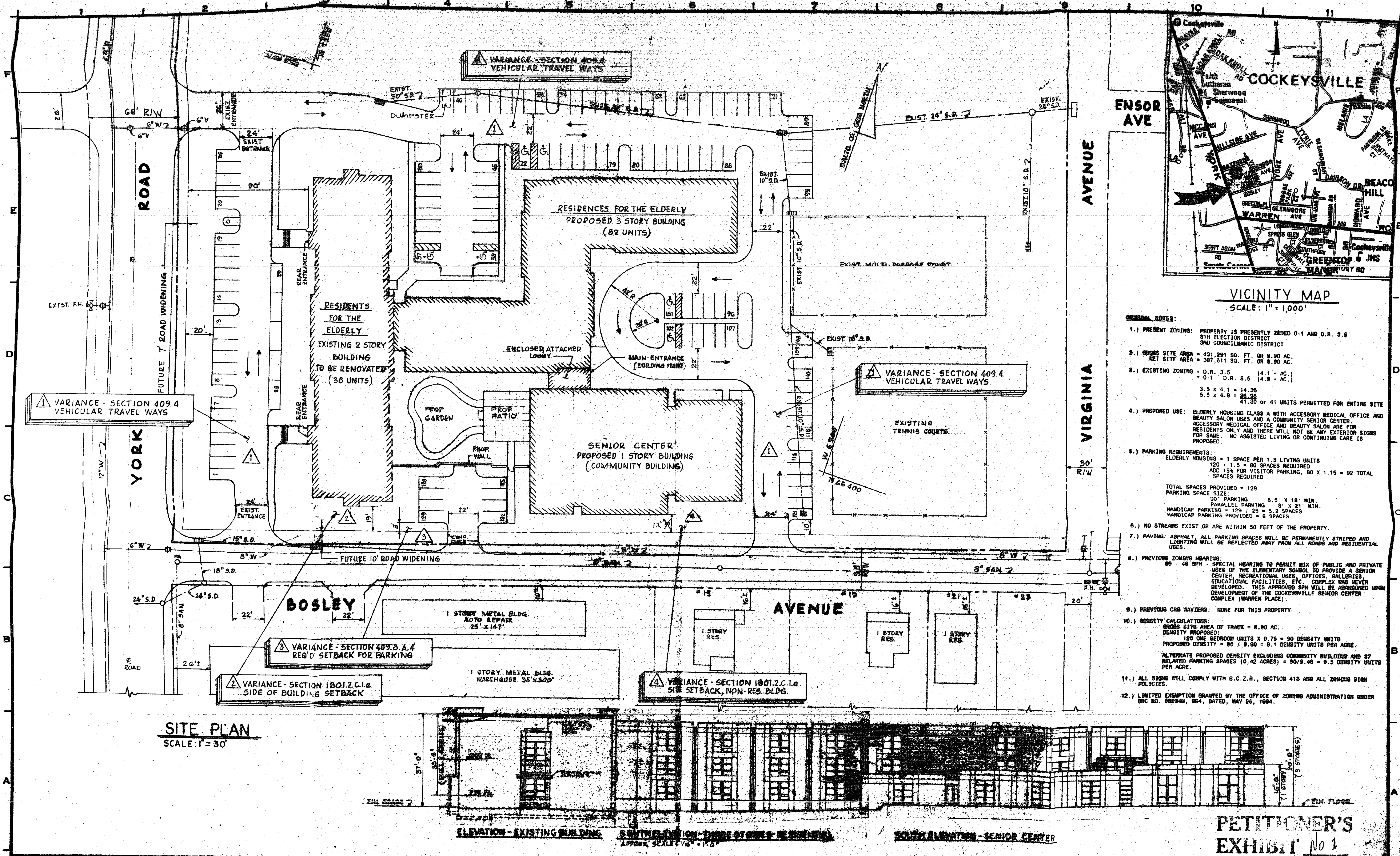
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Rob Hoffman	210 Allegheny Ave 21204
George Farzelli	1400 Front Ave 21093
LEO J. DALEO	1106 N-CHARLES ST.
Frank W. H. H. H.	1 Investment Place
Steve Morlock	301 Washington Ave. 21014
Gene D. Roberts	8 E. Pennsylvania Ave. 21204
DR. PHILIP H. RUSHEIN	611 CENTRAL AVE 21204
Glen Cook	40 W. Chesapeake Ave 21204







- VICINITY MAP**  
SCALE: 1" = 1,000'
- GENERAL NOTES:**
- 1.) PRESENT ZONING: PROPERTY IS PRESENTLY ZONED O-1 AND D.R. 3.5 8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
  - 2.) GROSS SITE AREA = 431,291 SQ. FT. OR 9.90 AC. NET SITE AREA = 387,611 SQ. FT. OR 8.90 AC.
  - 3.) EXISTING ZONING = D.R. 3.5 (4.1 + AC.) = 0-1 D.R. 5.5 (4.9 + AC.)  
 $3.5 \times 4.1 = 14.35$   
 $5.5 \times 4.9 = 26.95$   
41.30 OF 41 UNITS PERMITTED FOR ENTIRE SITE
  - 4.) PROPOSED USE: ELDERLY HOUSING CLASS A WITH ACCESSORY MEDICAL OFFICE AND BEAUTY SALON USES AND A COMMUNITY SENIOR CENTER. ACCESSORY MEDICAL OFFICE AND BEAUTY SALON ARE FOR RESIDENTS ONLY AND THERE WILL NOT BE ANY EXTERIOR SIGNS FOR SAME. NO ASSISTED LIVING OR CONTINUING CARE IS PROPOSED.
  - 5.) PARKING REQUIREMENTS:  
ELDERLY HOUSING = 1 SPACE PER 1.5 LIVING UNITS  
 $120 / 1.5 = 80$  SPACES REQUIRED  
ADD 15% FOR VISITOR PARKING,  $80 \times 1.15 = 92$  TOTAL SPACES REQUIRED  
  
TOTAL SPACES PROVIDED = 129  
PARKING SPACE SIZE:  
90' PARKING 8.5' X 18' MIN.  
PARALLEL PARKING 8' X 21' MIN.  
HANDICAP PARKING = 129 / 25 = 5.2 SPACES  
HANDICAP PARKING PROVIDED = 6 SPACES
  - 6.) NO STREAMS EXIST OR ARE WITHIN 50 FEET OF THE PROPERTY.
  - 7.) PAVING: ASPHALT. ALL PARKING SPACES WILL BE PERMANENTLY STRIPED AND LIGHTING WILL BE REFLECTED AWAY FROM ALL ROADS AND RESIDENTIAL USES.
  - 8.) PREVIOUS ZONING HEARING: 88 - 48 SPH - SPECIAL HEARING TO PERMIT MIX OF PUBLIC AND PRIVATE USES OF THE ELEMENTARY SCHOOL TO PROVIDE A SENIOR CENTER, RECREATIONAL USES OFFICES, GALLERIES, EDUCATIONAL FACILITIES, ETC. COMPLEX WAS NEVER DEVELOPED. THIS APPROVED SPH WILL BE ABANDONED UPON DEVELOPMENT OF THE COCKEYSVILLE SENIOR CENTER COMPLEX (WARREN PLACE).
  - 9.) PREVIOUS CRB WAIVERS: NONE FOR THIS PROPERTY
  - 10.) DENSITY CALCULATIONS:  
GROSS SITE AREA OF TRACT = 9.90 AC.  
DENSITY PROPOSED:  
 $120 \text{ ONE BEDROOM UNITS} \times 0.75 = 90 \text{ DENSITY UNITS}$   
PROPOSED DENSITY =  $90 / 9.90 = 9.1 \text{ DENSITY UNITS PER ACRE.}$   
ALTERNATE PROPOSED DENSITY EXCLUDING COMMUNITY BUILDING AND 37 RELATED PARKING SPACES (0.42 ACRES) =  $90/9.48 = 9.5 \text{ DENSITY UNITS PER ACRE.}$
  - 11.) ALL SIGNS WILL COMPLY WITH B.C.Z.R., SECTION 413 AND ALL ZONING SIGN POLICIES.
  - 12.) LIMITED EXEMPTION GRANTED BY THE OFFICE OF ZONING ADMINISTRATION UNDER ORC NO. 0824H, 864, DATED, MAY 28, 1984.

**TWA**  
**TURPIN, WACHTER ASSOCIATES, INC.**  
**ENGINEERS**  
8 East Pennsylvania Ave.  
Towson, Maryland



**OWNER**  
COCKEYSVILLE ELEM. SCHOOL & L.L. COBBLE HOUSE BLDG. 2010 YORK ROAD  
COCKEYSVILLE, MD 21045

NO.	REVISIONS	DATE

PLAT TO ACCOMPANY SPECIAL  
EXEMPTION AND ZONING VARIANCE

WARREN PLACE  
COCKEYSVILLE SENIOR COMPLEX  
10601 YORK ROAD 21030

**PETITIONER'S EXHIBIT No 1**

DATE: NOVEMBER 9, 1984  
DRAWING NO: 1  
SCALE: AS SHOWN